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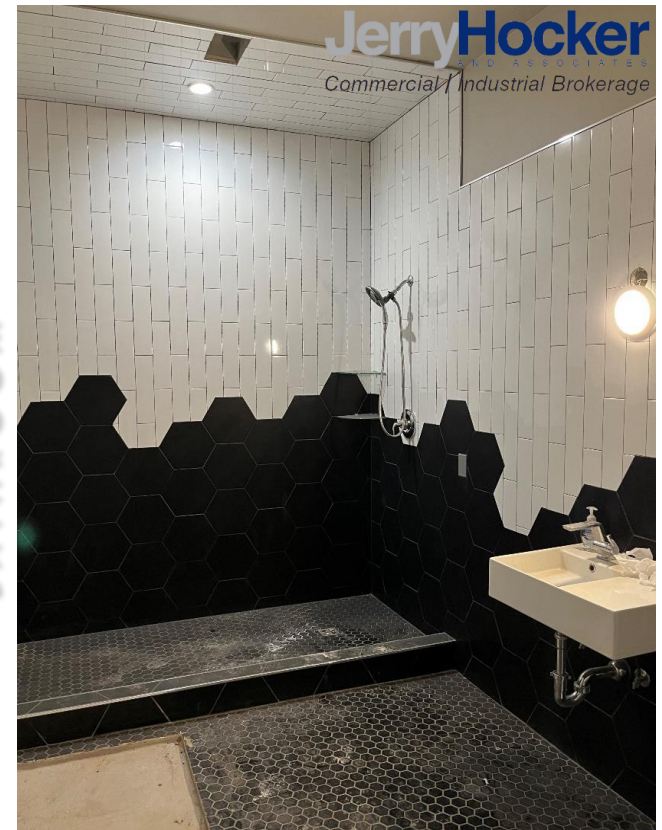




OFFICES



BATHROOM



KITCHEN & BREAK ROOM



INSIDE OF ROOF
"looking up"

PRICING & BUILDING OVERVIEW



PRICE : \$2,100,000.00

PRICE / SF : \$200.00

BUILDING SIZE : 10,500 (1,917 SF of Office and 8,583 sf of Warehouse)

LAND SIZE (SF) : 14,000

ZONING : I-2 (Moderate Industrial) / DP - Downtown Scenic Highway Area Overlay

BUILT : 1950 (Masonry Building)

CAP RATE : 5.00%

OCCUPANCY : 100.00%

NOI / YEAR : \$105,000.00

HIGHLIGHTS



- New TPO roof with cedar plank siding underneath (2017)
- Fully updated office space and warehouse with high end finishes
- Security cameras
- Automatic gate with a nice enclosed yard
- New windows
- 3 phase electric
- Located in a growing downtown area
- Over a million dollars worth of updates / renovations

SUMMARY



This property is located in a budding downtown area and has tons of future upside. The office is made up of 4 offices, 2 full bathrooms, reception area, work area, conference room and IT room. The large warehouse has 4 overhead doors (2 in front and 2 in back) with high ceilings and overhead storage.

If you wish to learn more about the property please contact us using the information below. We are requiring all qualified buyers to sign a confidentiality agreement in order to view the investment information (rent roll, etc.).



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LAYOUT



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