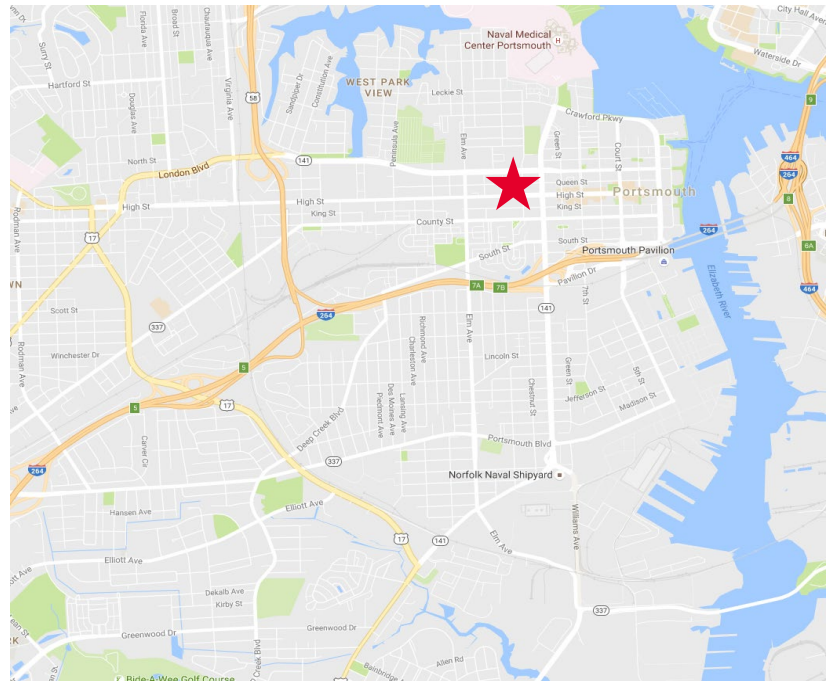




### Property Features

- Potential to do apartments/condos on 2<sup>nd</sup> floor and retail, office or warehouse on 1<sup>st</sup> floor
- T-5 Zoning
- Size: ± 12,000 SF on 2 floors (6,000 SF per floor)
- Small office with balance open space
- Location: close to Effingham Street
- Roll up door on front
- Recent roof & structural work done
- Sale price: \$475,000 (\$39.58 PSF)



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