

**FOR SALE // INDUSTRIAL // FREE STANDING 4,302 SQ FT WAREHOUSE/OFFICE**



**PROPERTY DESCRIPTION**

Rare opportunity to own a freestanding industrial building. Building features; two 12' drive in doors, 14' ceilings, new renovated office, fresh paint, sanded/ power washed floors in warehouse, piping for air compressors and 400 amp 3 phase power. Roof replacement on one half and repairs on other half. Ideal for contractor.

**OFFERING SUMMARY**

46 Shalvoys Lane	\$679,000
Building Size:	4,302 SF
Acres:	+/- 0.34

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	1,221	6,307
Total Population	717	3,439	16,583
Average HH Income	\$71,668	\$68,542	\$63,307



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**PROPERTY HIGHLIGHTS**

- RMF4 Zone
- Pre Existing Non-conforming Industrial Building
- 400 Amp
- 3 Phase Power
- Two 12'X10' Drive-In Doors
- 14 Ft Ceilings
- Block Building
- Built 1962
- Two Baths
- Gas Heat
- Wall Unit A/C
- City Water, Sewer and Gas
- Taxes: \$11,093



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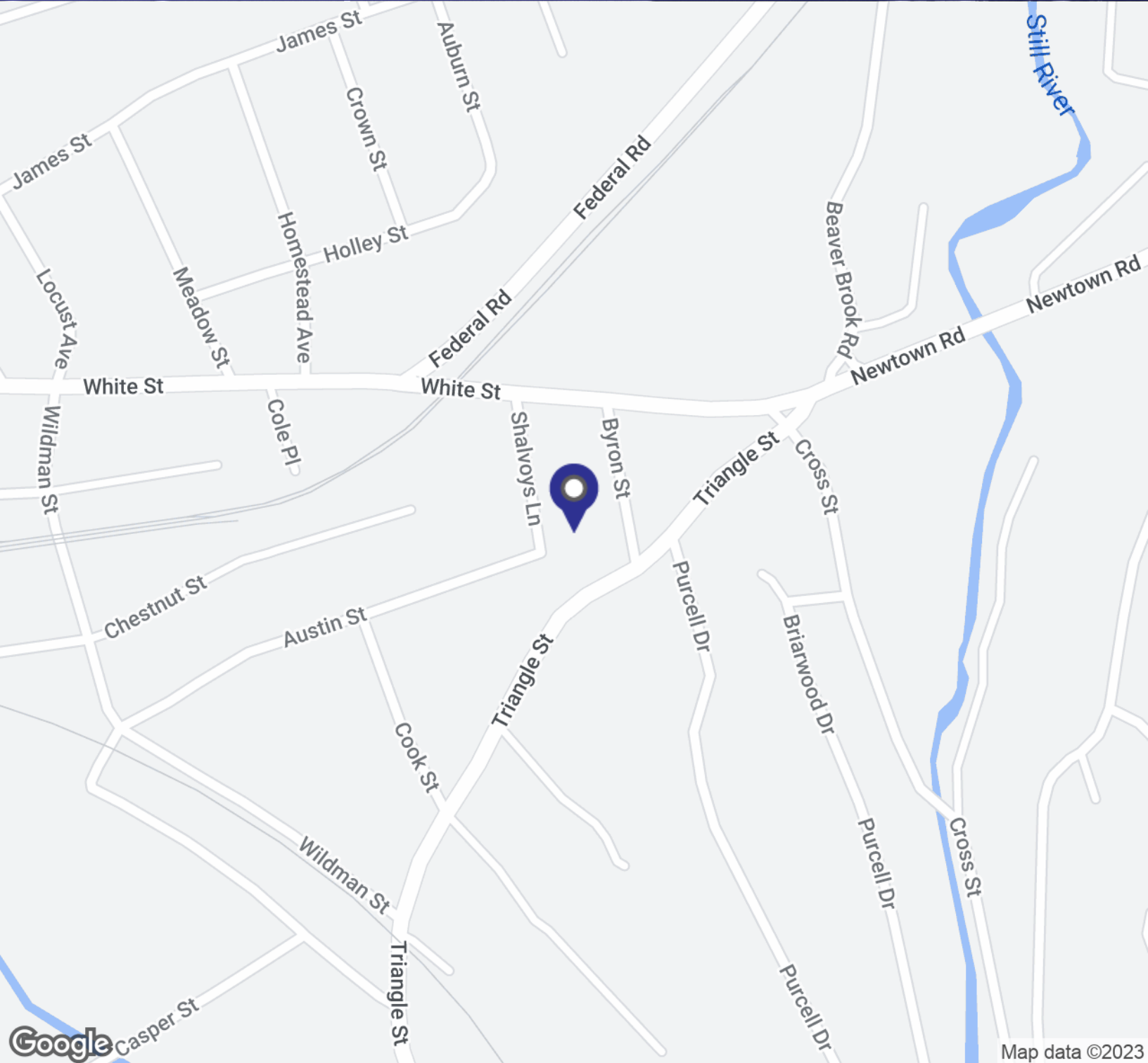


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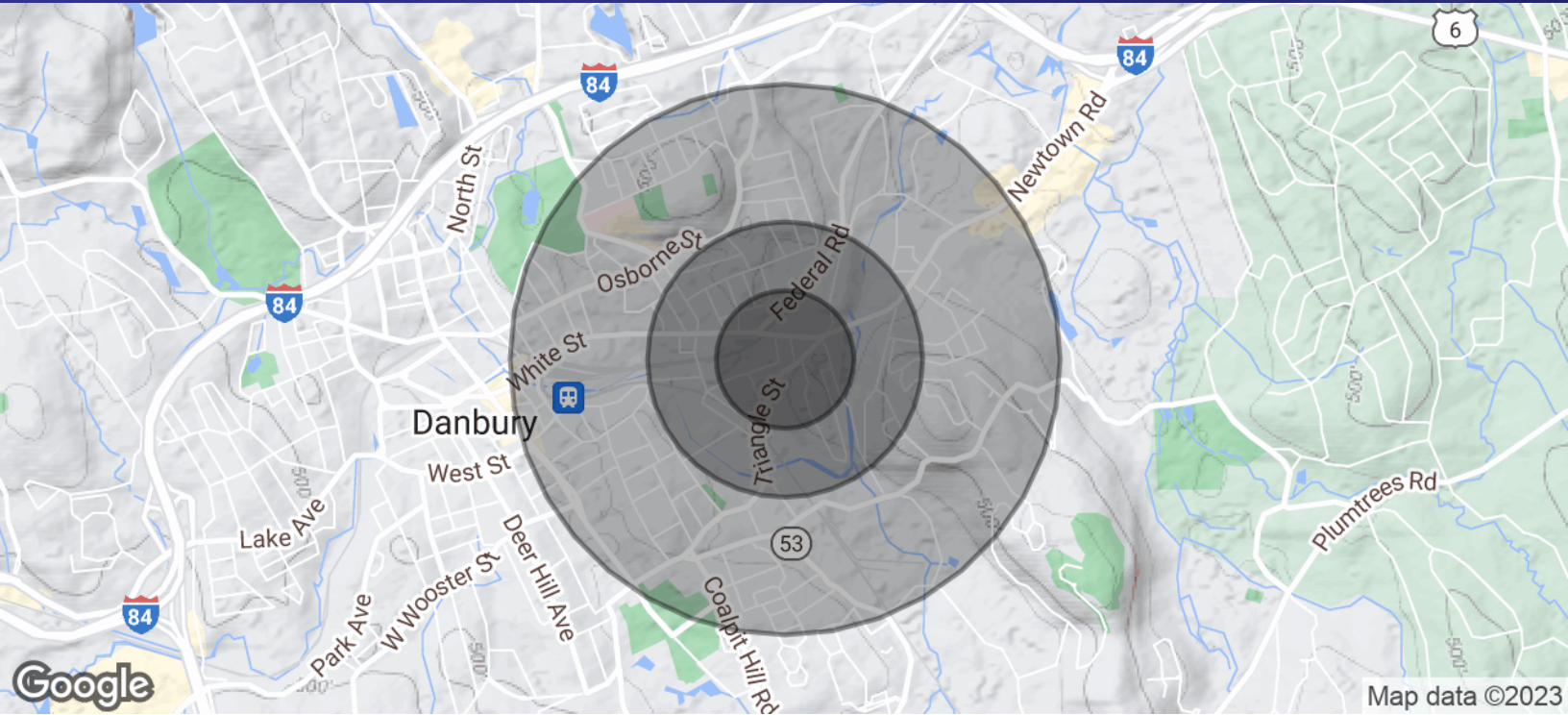
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Map data ©2023

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	717	3,439	16,583
Average Age	37.0	35.8	35.9
Average Age (Male)	36.9	34.5	35.8
Average Age (Female)	35.5	36.1	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	1,221	6,307
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$71,668	\$68,542	\$63,307
Average House Value	\$270,673	\$266,864	\$197,029

\* Demographic data derived from 2020 ACS - US Census



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