

COMMERCIAL – FOR SALE

PROFESSIONAL OFFICE BUILDING

- **MLS # 11766**
- Great Downtown Location
- 8,240 Square Feet
- 7 Commercial Tenants On 2 1/2 Floors
- 23 On-Site Parking Spaces
- Fully Occupied With 2 Seasoned State Leases & An Owners Suite On the Top Floor
- 2nd & 3rd Floor Units Can Be Converted To Residential
- Many Units Remodeled 6 years ago
- All Units Have Individual Electric Meters
- Reduced Price
- Zoning: CG
- Partial Legal Description: Tract G, plat alteration of lots 40-42, Block 9, USS 437, KR D FJD SOA



540 WATER STREET
\$1,300,000



For More Information, Contact:

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