

2639 S. 3RD STREET NILES

Unit A "The Residence" 1500 sq ft

STANDOUT HOME FEATURES

- Sprawling, spacious rooms
- 11' Ceilings
- Lighted closets
- Electrical outlets all over the place
- Two hot water heaters
- Dishwasher, range & refrigerator
- Washer & dryer
- 36" doors, wide hallways and wheelchair accessible throughout
- Extra large 5' x 5' walk-in shower with light
- Jetted tub
- Tube skylight
- Attic fan
- Natural gas forced air furnace
- Central air
- Cozy wood stove in living room
- Privacy inside
- Can openly connect to Unit B or keep it separated
- Copper plumbing
- Front entry set up as office area but very versatile, could be used in many ways
- Steel floor joists & trusses
- Full basement under Unit A with 60 square foot storage cellar
- Basement has tall ceilings

GREAT OUTDOOR SPACE

- Easy care landscaping
- Fenced, private back yard
- Front fenced courtyard
- Great space for container gardening
- High quality black chain link fencing and privacy fencing

UPDATES & HIGH END FEATURES

- New kitchen counters
- New flooring in entry/kitchen area
- Gaggenau stainless hood fan
- Recently updated bathrooms
- Black vinyl chain link fencing
- 2 car attached garage has arc welding plug
- Utility sink and workbench in garage
- Garage stays dry thanks to grading of cement off Bertrand
- Overhead garage door 10' x 16'
- 200 amp electric plus 100 amp subpanel
- Utility sink in basement
- Drainage system along two walls of basement
- Security Cameras
- Steel floor joists and trusses
- Gutter run off to underground drainage

PROPERTY FEATURES

- New commercial grade well with 2" supply line
- Entire parking lot poured 4" concrete, commercial grade
- 2 sewer lines
- Each unit can operate separately with its own entrances and utilities (except for well)
- All three units can be accessed through the inside if needed
- Generator

2639 S. 3RD STREET NILES

Unit B "The Bakery & Doggie-Drive-Thru" 900 sq ft

BUILDING FEATURES

- Steel trusses
- Slab foundation
- 2- 220 electric or natural gas or electric stove hookup
- Natural gas furnace & water heater
- Additional wall heater
- Central air
- 200 amp service
- 36" doors throughout
- Outside water spigot by drive through
- Utility bathroom with shower
- Scuttle hole outside has access to rubber roof & trusses
- Copper plumbing

BUSINESS USES

- Unique bakery service window
- Used as bakery, retail and U-Wash grooming
- Formerly rented as residence
- Dog grooming areas with 25' shower & mop room and separate front entrance
- Storage space
- Bedroom or office
- Supply area
- One stall garage / receiving dock
- Connected to C through back hallway, to A from two points
- Fenced back yard with privacy

Unit C "The Office" 800 sq ft

BUILDING FEATURES

- Steel sided structure on slab with steel purlins
- 600 sq ft garage with gas heater not hooked up
- 9' x 12' storage space behind office
- 36" doors
- 100 amp service +200 amp subpanel
- Connected to B through back hallway
- Fenced yard

BUSINESS USES

- Formerly rented for \$600 - \$700 / month
- Has been used as tax office and residence
- Kitchen and laundry appliances included
- Reception area, full bathroom
- New electric oven available
- Wired for network computers