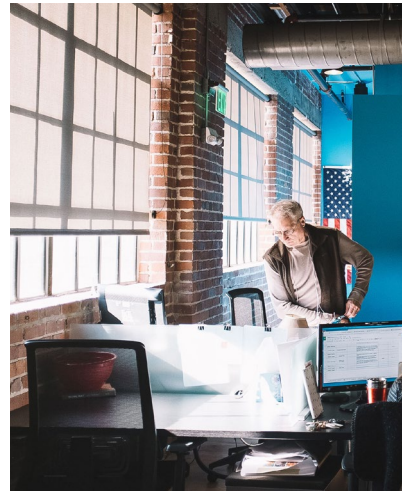
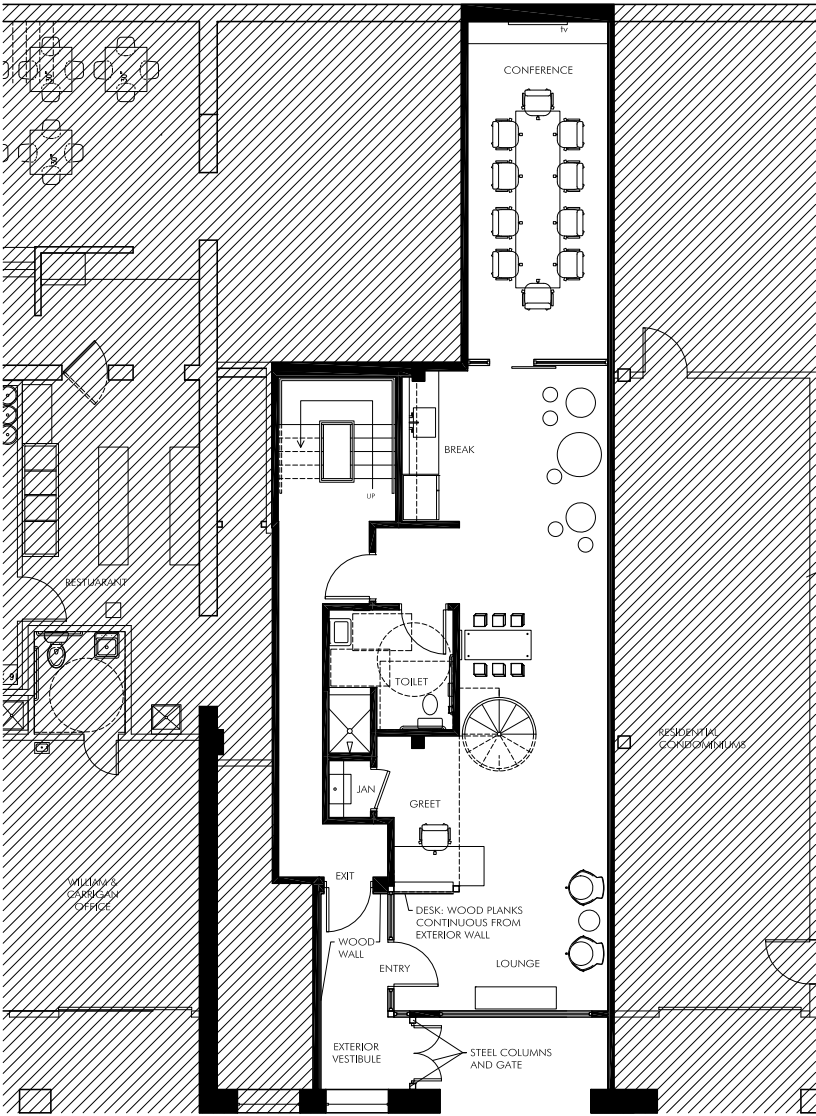


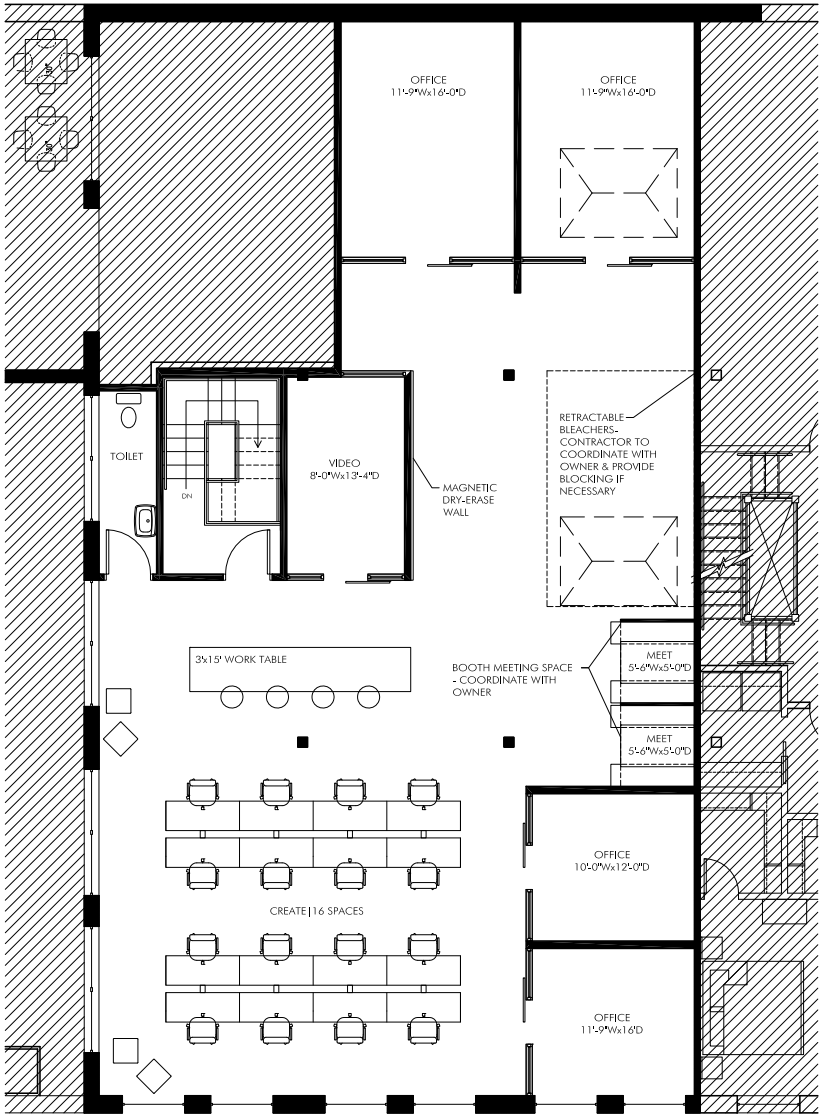
Modern Office Condo For Sale

- **PRICE REDUCED: \$1.03 M (\$225/SF)**
- Suite 105 Available: 4,585 SF
 - Level 1 – 1,441 SF
 - Level 2 – 2,745 SF
 - Mezzanine/Loft – 399 SF
- Suite 105 is part of the Blackwell Condominium Building - a 2-story, mixed-use structure, refurbished back to its original look with modern equipment and new rooftop deck overlooking the City
- Located in high traffic area just off Red Mountain Expressway 1st Ave N exit ramp (16K vehicles/day on 1st Ave. North and 73K vehicles/day on Red Mtn. Expw)
- Unique office space with high ceilings, exposed brick and ample natural light
- Built in 1924 / Renovated in 2015
- Parking spaces available; ample street parking





LEVEL 1 - 1,441 SF



LEVEL 2 - 2,745 SF

**+ ADDITIONAL
MEZZANINE AND
LOFT AREAS - 399 SF**

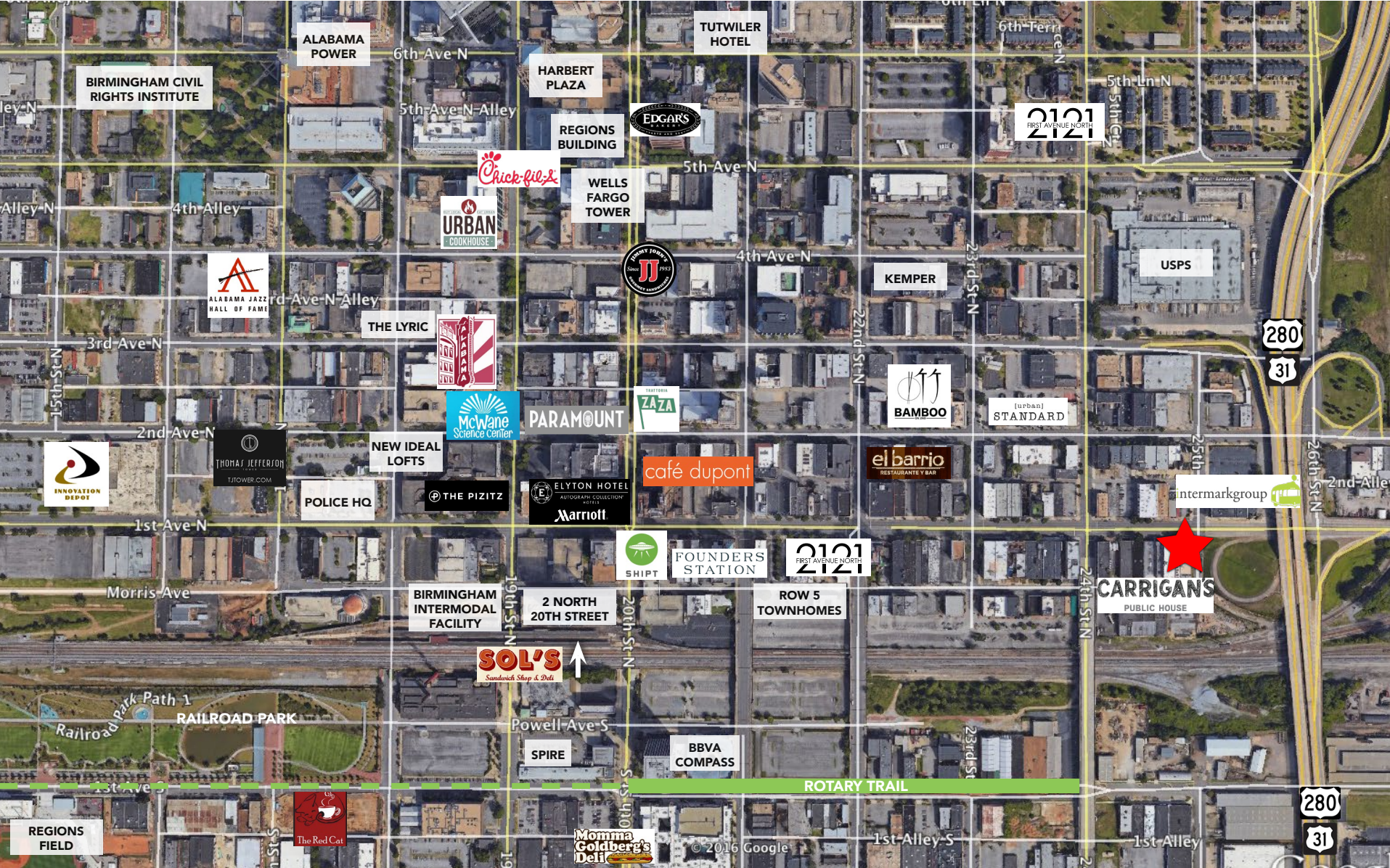


The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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