



OFFERING SUMMARY

Sale Price:	\$75,000
Lease Rate:	\$1,300/mo + Utilities
Building Size:	1,992 SF
Available SF:	1,992 SF
Office SF:	792 SF
Shop SF:	1,200 SF
Lot Size:	0.137 Acres
Year Built:	1952
Zoning:	Limited Industrial

PROPERTY HIGHLIGHTS

- Recently renovated office space
- Excellent exposure along Hill Ave.
- Security system available
- Perimeter fence and security gate
- Ideal for any small business or contractor

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,918	40,304	107,218
Total Population	9,471	101,778	257,928
Average HH Income	\$35,935	\$46,677	\$50,863

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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BUILDING SPECIFICATIONS

Nearest Intersection	Hill & Westwood
Zoned	Limited Industrial
Parcel #	20-45217
Acreage	.137
Parking Spaces	6
Curb Cuts	1
Total Building Size	1,992 SF (2 buildings)
Year Complete	1952
Number Of Floors	One
Basement	Yes
Construction Type	Brick/Wood Frame
HVAC	Gas Forced Air/Central
Roof	Pitched Shingle
Ceiling Height	8'
Restroom	One



SHOP SPECIFICATIONS

Year Complete	1990
Shop SF	1,200 SF
Over Head Door	One - 7' x 7'
Construction Type	Steel
Roof	Metal
Floors	Concrete
Ceiling Height	10'
HVAC	No
Electrical	120 Amp
Restroom	No

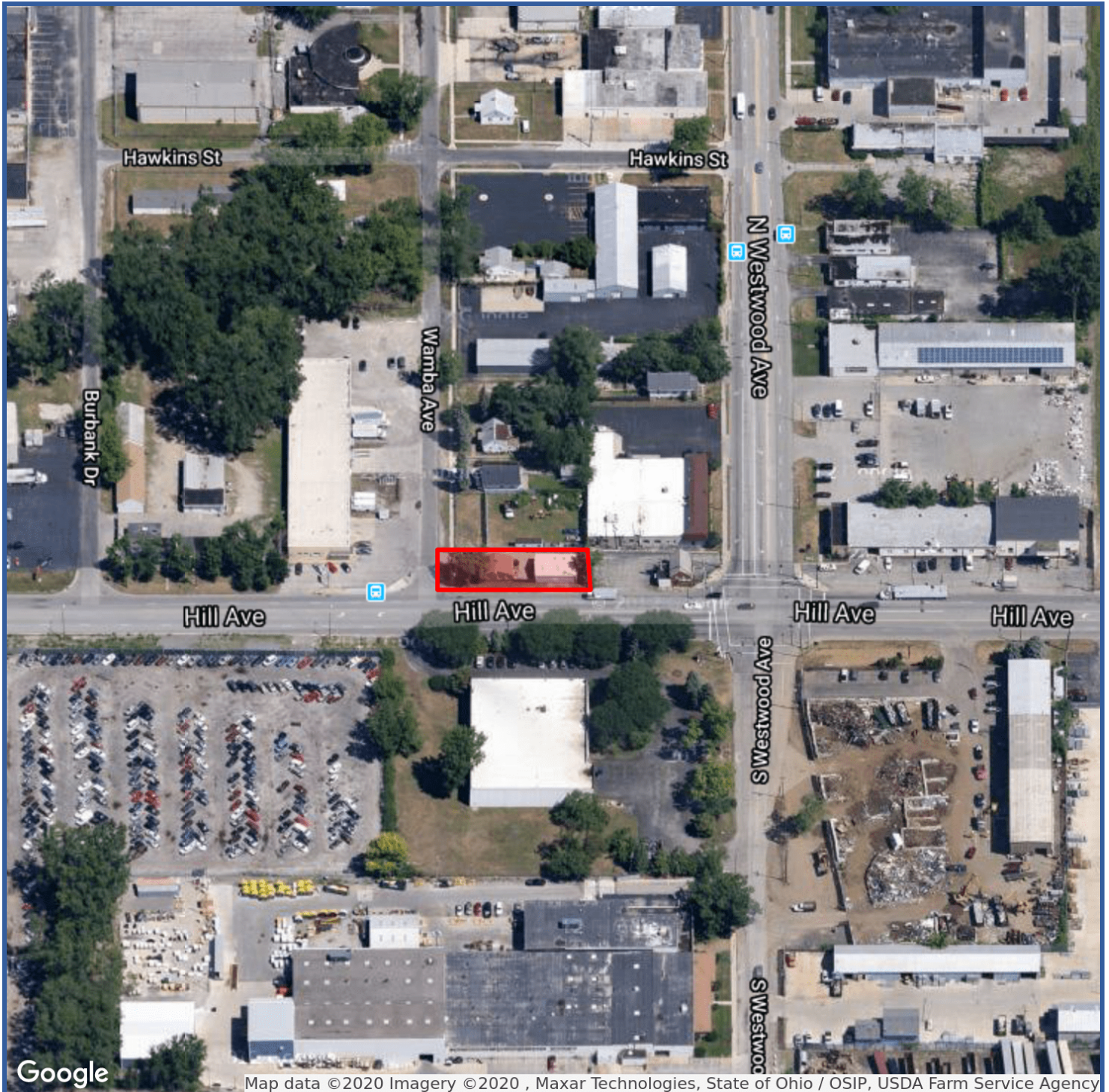


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