

FOR SALE
Retail/Restaurant/Office

FOR SALE PROPERTY SPECIFICATIONS

Description:	Retail/Office
Building Size:	4,750 SF
Land Size:	9,238 SF
HVAC:	Gas Forced Air/Central Air
Electric:	200 Amp
Sprinklered:	No
Floors:	Two
Sewer/Water:	City
Parking:	2 on site plus street
Possession:	Closing
Zoning:	B1 Central Business District
Real Estate Taxes:	\$8,736.04 (2017)
Business For Sale:	Call Broker For Details
Building For Sale:	\$469,000/\$98.50 PSF \$395,000/\$83 PSF

OWNER PLANNING
2020 RETIREMENT



PROPERTY OVERVIEW Retail/Restaurant/Office 4,750 SF

- Located in downtown Hampshire
- **Profitable business also for sale - a retail fabric, quilting and sewing machine sales and service center**
- Potential uses include retail, restaurant, office, residential, medical, or church
- Multiple entrances for separate uses
- Building newly painted and landscaped
- First floor has large open retail space, 2 showrooms, bathroom and break room
- Second floor has 2 classrooms, workshop area, 1 office, storage area and restroom
- Building is handicap accessible inside and out to the first floor, and includes ADA compliant restroom
- Hampshire is in the process of redeveloping its downtown
- Facade Grant may be available from the Village of Hampshire
- PIN# 01-21-482-011

CONFIDENTIAL LISTING - PLEASE DO NOT DISCUSS WITH EMPLOYEES

Presented By:

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