

User/Investor Opportunity

FOR SALE/LEASE PROPERTY SPECIFICATIONS

Description:	Retail/Office Building & Residential Home
Building Sizes:	Retail/Office 1st Floor: 3,464 SF Partial Basement: 2,272 SF Residential 1st Floor: 1,854 SF, Partial Basement, 552 SF 2-Car Garage
Available Space:	3,464 SF (office/retail)
Land Size:	1.22 Acres
Year Built:	1956
HVAC System:	Gas Forced Air/Central Air
Power:	200 Amp - Building #1
Ceiling:	8' Plus Vaulted in Waiting Area
Parking:	24 Spaces
Possession:	Closing
Sewer/Water:	Building #1: City Building #2: City Water & Septic
Zoning:	Business - Commercial
Real Estate Taxes:	\$12,617 (2017)
Lease Price:	\$14 PSF Modified Gross
Sale Price:	\$495,000 \$450,000



PROPERTY OVERVIEW Retail/Service/Office & Residential Home

- Route 25 frontage
- Great user/investor opportunity
- **Dental office** - 3,464 SF, which includes reception area, lab, offices, break room, 2 bathrooms plus 8' clear basement
- **Current hair salon** on month-to-month lease. Improvements include 3 stations, 2 dryers & 3 wash bowls, bathroom
- **Home** includes 3 bedrooms, 2.5 baths, living room, dining room, finished basement and 2-car garage
- Located in a TIF district
- **PIN:** 03-24-302-020

Presented By:

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Aerial View Of Property

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