

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE OR LEASE

Office Building 7,200 SF

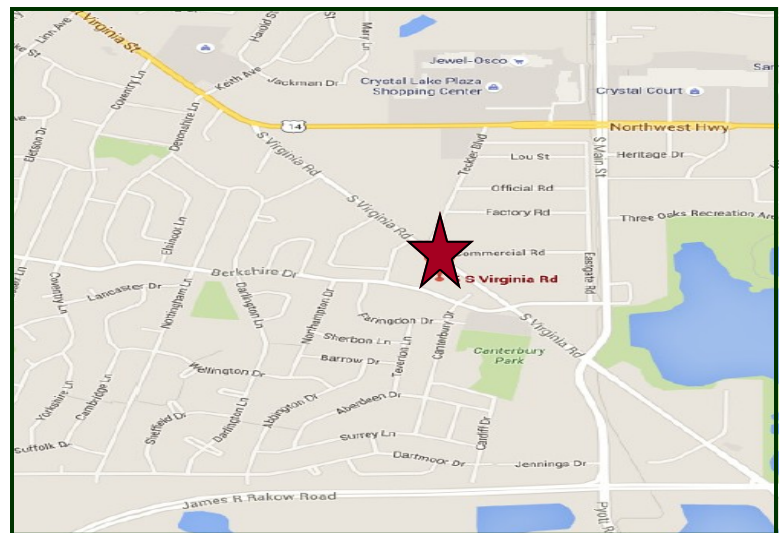
7,203 SF vacant 2-unit (approx. 3,600 SF per side), 2-story office building. Each side has a basement and shares a 2 car garage. Each has several private offices and an executive office with private bathroom w/shower. 40+ parking spaces. Spaces are separately metered for gas and electric. Monument signage. See attached photos and layout. Lease 3,600 SF or 7,203 SF for only \$8.50 psf Modified Gross - an extraordinary bargain !

2 UNIT 2 STORY OFFICE BLDG. w/ BASEMENT & GARAGE



PROPERTY SPECIFICATIONS	
Description:	2 Unit Office Building
Building Size:	7,203 SF plus Basement
Land Size:	.64 Acres
Year Built:	1987
HVAC System:	GFA/ Central Air
Electric:	200 Amp
Sprinklered:	No
Washrooms:	6 (2 with Showers)
Flooring:	Carpet
Ceiling Height:	8'
Possession:	Negotiable
Parking:	40 plus 2+ car garage
Sewer/Water:	City
Zoning:	B-1
Real Estate Taxes:	\$15,272.52 (2019)
CAM:	Tenant pays snow and lawn
Lease Price:	\$8.50 psf Modified Gross
Sale Price:	\$549,000 - \$499,000
REDUCED:	\$459,000 (\$63.72 PSF)

MLS: 09269707



Directions: From Route 14 & Virginia (Walgreens) take Virginia to Property.

PIN: 19-08-254-009

June 16, 2020

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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