EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	$305,000
Building Size:	2,476 SF
Lot Size:	.063 Ac
Price / SF:	$131.22
Year Built:	1864
Zoning:	RM-0.7

PROPERTY OVERVIEW

Development opportunity on quickly growing throughfare in OTR. 3 story shell is stable and ready for redevelopment. Take advantage of historic tax credits and abatements available to developers in excellent rental market. Listing includes the additional acreage being sold with the property for off street parking. Developers are heavily investing in this area of OTR. Walkable to stadiums, bars, restaurants, shopping and more.

PROPERTY HIGHLIGHTS

- Off-street parking on the additional acreage (18'x100')
- Walkable to abundant amenities
- Historic designation with tax credits and abatements
- Shell ready for redevelopment
- Growing OTR neighborhood
- Close to bus and streetcar stops

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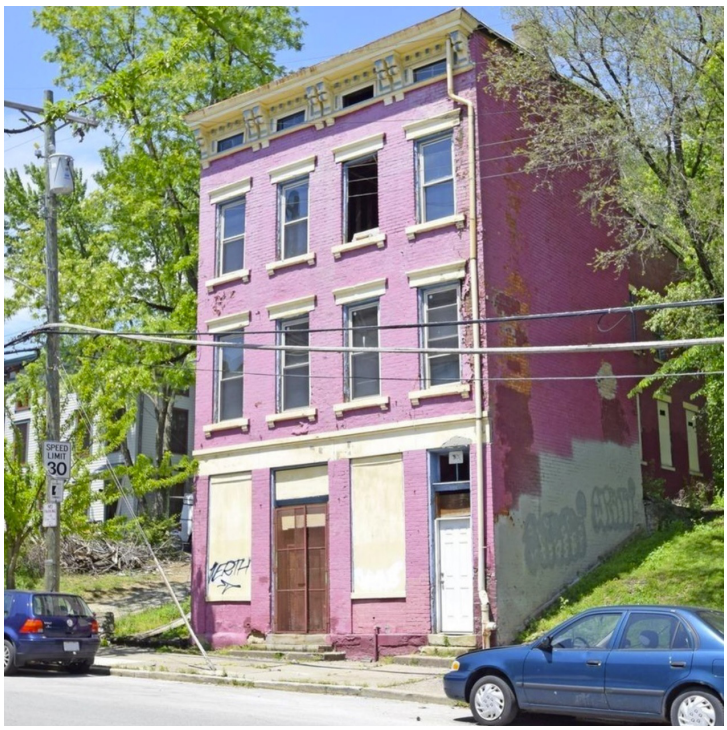
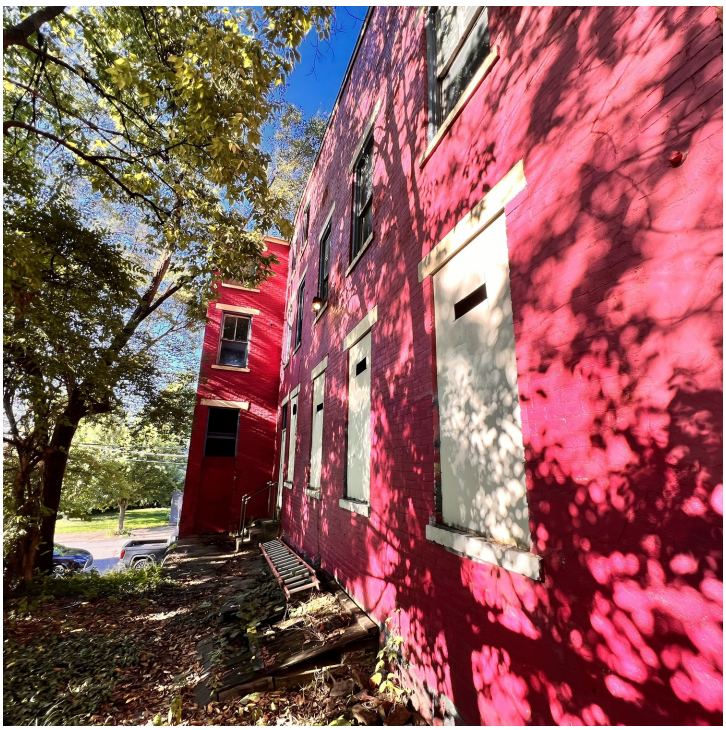
ben@jatrealtors.com

J.A. TRAUTMANN REALTORS

ADDITIONAL PHOTOS





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RETAIL/RESIDENTIAL PROPERTY FOR SALE

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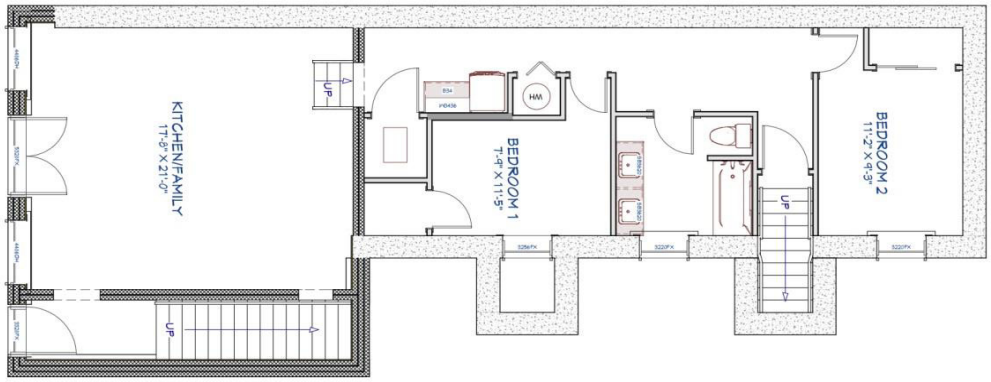
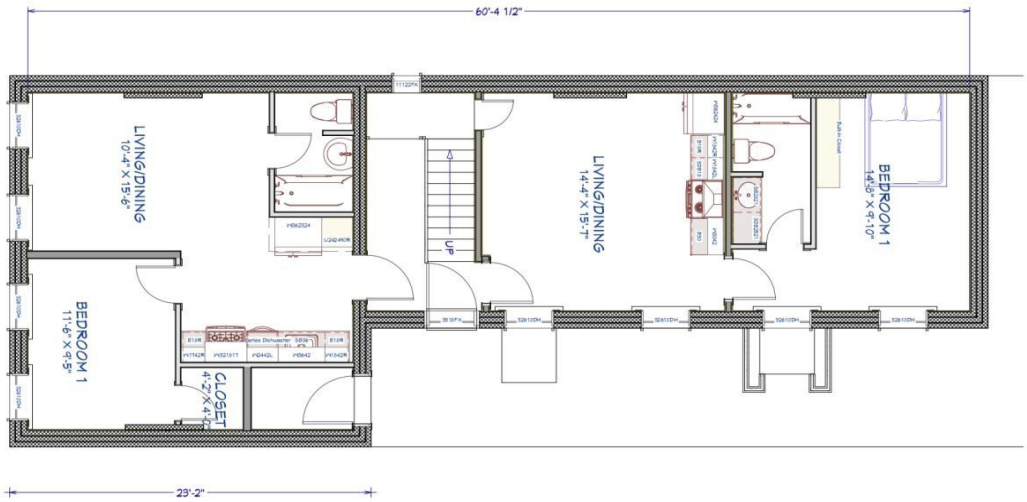
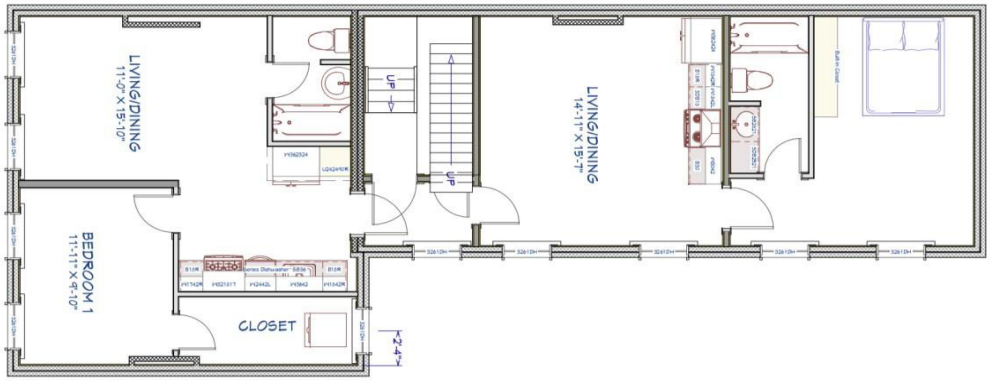


1st Floor, OPTION BTS Com. or Unit 1



2nd Floor, 2nd/3rd Units



3rd Floor, 3rd/4th Units

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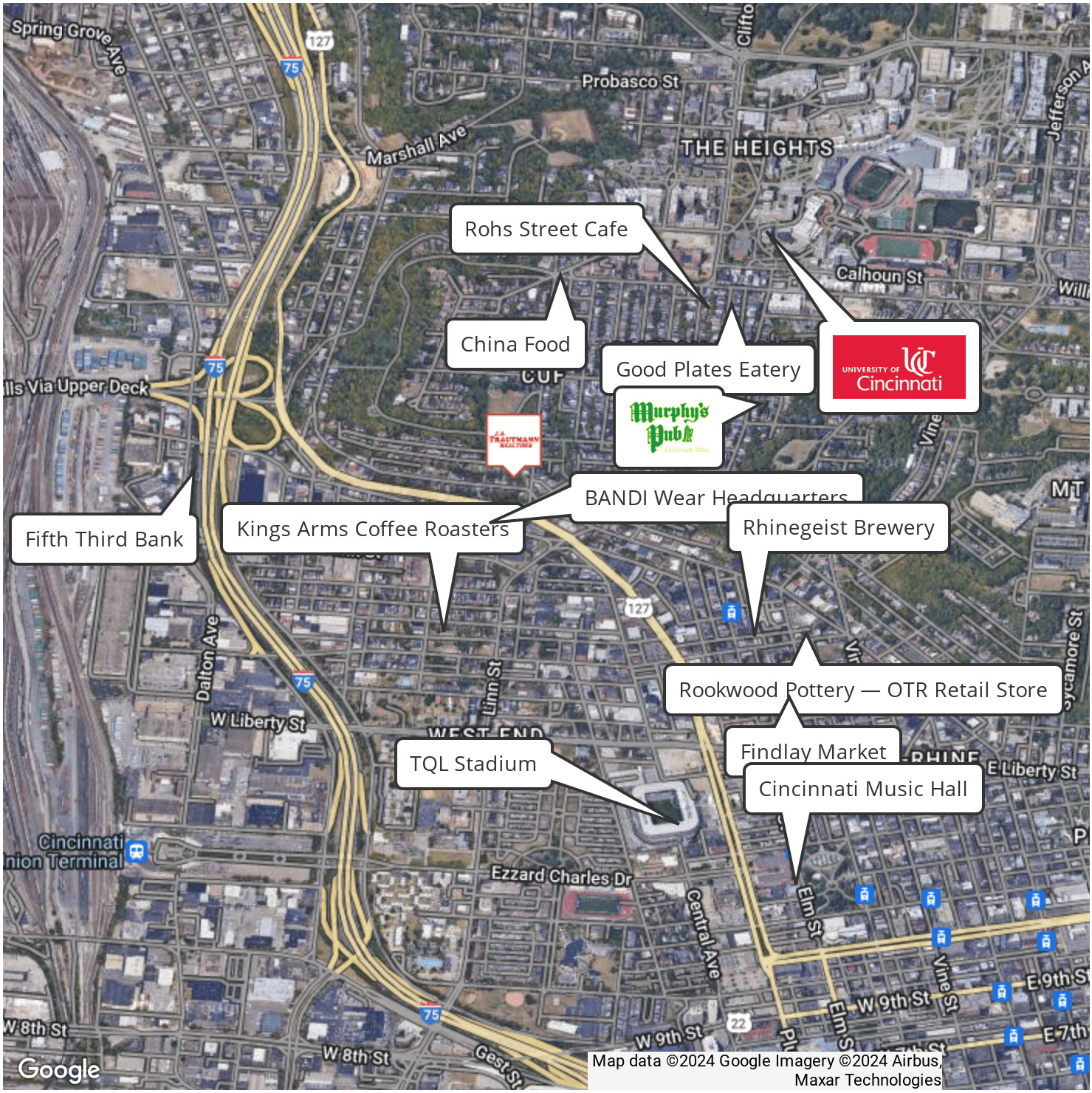
RETAILER MAP



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LOCATION MAP

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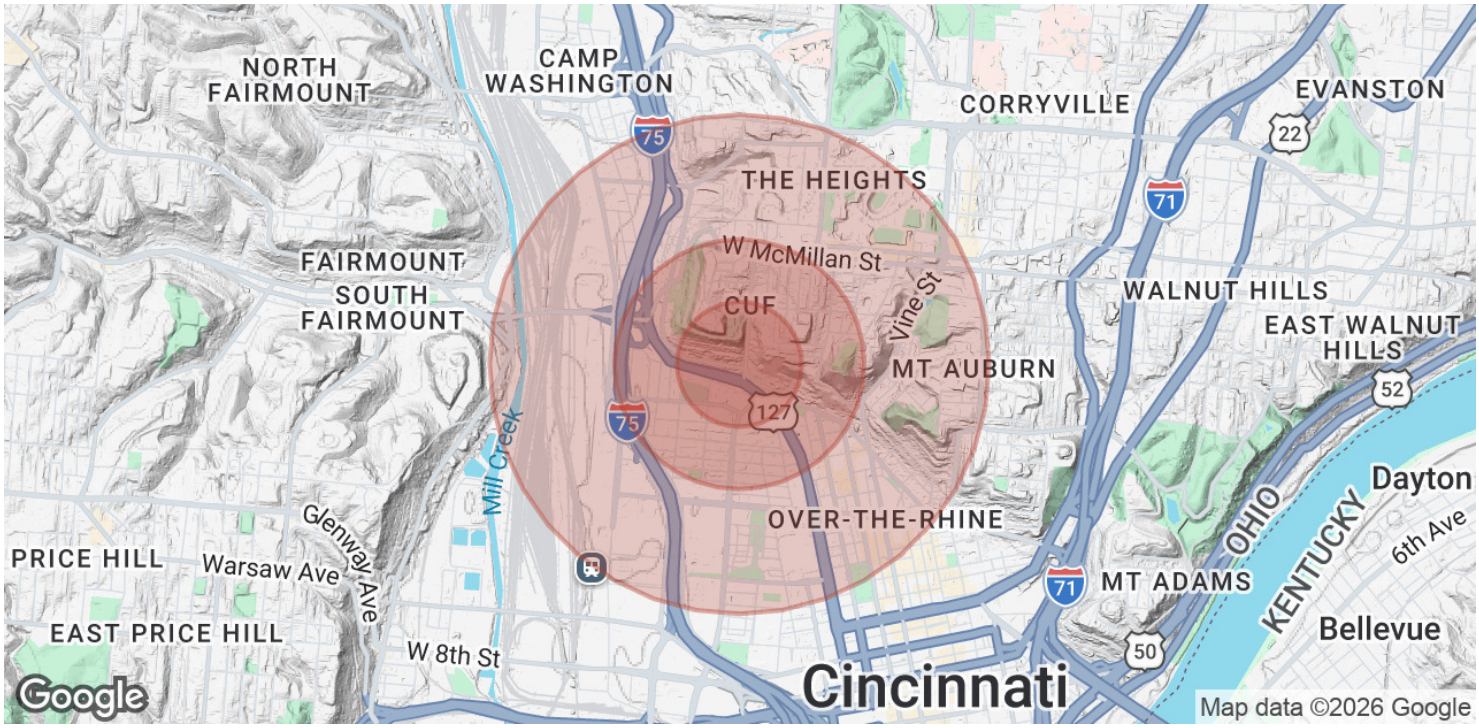
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,444	7,790	23,461
Average Age	25.1	22.1	25.8
Average Age (Male)	25.2	23.8	25.9
Average Age (Female)	28.4	23.9	27.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	880	4,021	12,164
# of Persons per HH	1.6	1.9	1.9
Average HH Income	$39,955	$36,942	$37,913
Average House Value	$105,967	$83,641	$135,839

2020 American Community Survey (ACS)

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