



\$749,900 Brokers Protected

COMMERCIAL/ RETAIL/ CONDOMINIUM POTENTIAL

Combined Parcel Size: 107.8' x 120'. .32 Acres

Building Size: 9,120 sq. ft. Main Level: 4,800 sq. ft. Upper Level: 4,320 sq. ft.

Front of main level is finished. Unfinished storage in rear. Upper level is unfinished.

16ft. x 30ft. Garage Bay.

Construction:

Concrete block and steel frame.

Stone, board & batten siding, wood trim.

Pella Architectural Series windows and doors. Alder Front Door.

Steel roof (re-coated in 2025). Shingle lower roofs (new-2025).

Exterior painted and new garage door in 2025.

HVAC:

Natural Gas. Forced air heating and air conditioning in finished area.

Modine heater in main level rear storage.

Plumbing:

One ½ Bath Kitchen

One ¾ Bath Utility Sink In Rear Storage

Flowing Well 2" New storage tank and pump (2025)

Electric:

Updated electric service (2007)

Finished Areas:

Ceramic Tile Flooring throughout.

Sitting Room with Gas Fireplace, Stone, Built-in Cabinetry, and Vintage Wood Ceiling.

Conference Room with Built-in Cabinet/ Top and Wainscot.

Large open space with Wainscot walls, Cedar Ceiling Beams, and Stained Concrete Wall Cap.

Kitchen with Omega Cabinetry, Granite Countertops, Viking Range, Convection Oven, and Warming Drawer.

Office with Built-in Cabinetry/ Shelving, Stained Concrete Countertop, and Library Paneling.

Display Room with slatwall.

Small Office/ Storage Room with shelving and wainscot.

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