

AVAILABLE FOR SALE

MULTI TENANT OFFICE BUILDING WITH FENCED LOT

OWNER OCCUPANT OPPORTUNITY



CONTACT:

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- **PURCHASE PRICE:** \$835,000
- **BUILDING SIZE:** 3,400 SF
- **LOT SIZE:** 16,950 SF OR 0.39 ACRES
- **MULTI-TENANT OFFICE / FLEX PROPERTY WITH SEVEN (7) RENTABLE UNITS RANGING FROM 350 SF UP TO 1,200 SF**
- **TWO UNITS ARE CURRENTLY VACANT. UNIT E (350 SF) AND UNIT F (1,200 SF) ARE AVAILABLE IMMEDIATELY FOR OWNER OCCUPANT**
- **SUITE F INCLUDES PAVED AND SECURE FENCED YARD WITH ONE OVERHEAD DOOR IN REAR OF PROPERTY WHICH IS AVAILABLE IMMEDIATELY FOR OWNER OCCUPANT**
- **CURRENT MONTHLY RENT RECEIVED:** \$4,600 PER MONTH
- **BRAND NEW ROOF, NEW HVAC, NEW EXTERIOR PAINT, AND ALL UNITS**

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