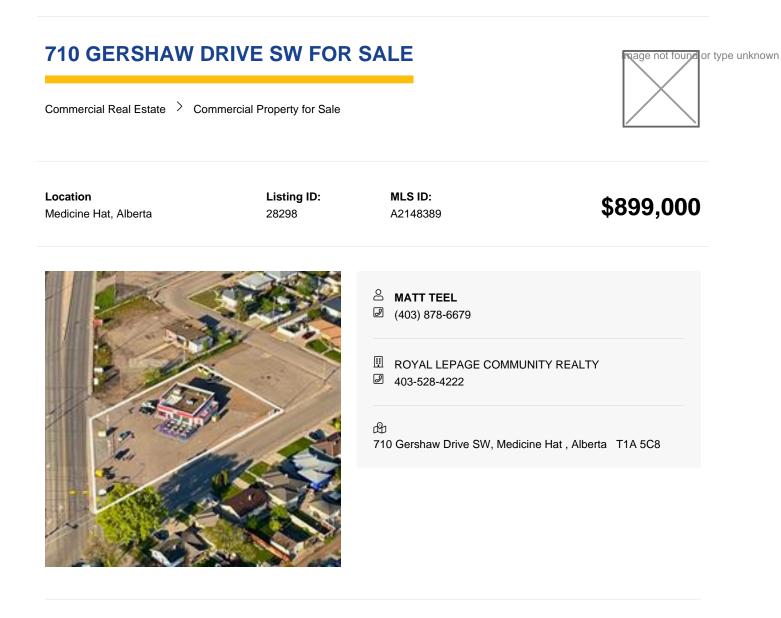


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**Transaction Type** Title For Sale Fee Simple Zoning Subdivision MU SW Hill Year Built Structure Type 1956 Mixed Use **Property Sub Type** Legal Plan Mixed Use 4349GS Building Area (Sq. M.) Lot Size (Sq. Ft.) 246.19 25375 Foundation Cooling Poured Concrete,Slab Central Air Inclusions Restrictions n/a None Known

Days On Market 418

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 2650.00

Lot Size (Acres) 0.58

Heating Forced Air,Natural Gas

Reports Floor Plans

Presenting an unparalleled opportunity to acquire a premium commercial building and expansive lot. Strategically located at the bustling corner of Gershaw Drive & 7 St SW, this property boasts a generous 25,375 square foot lot, perfect for your development aspirations. This versatile property offers multiple opportunities. The strategic positioning in a high-traffic area provides maximum visibility, while the generous lot size offers ample space for various development projects. Another option here is you can lease the building for \$6,000 per month, providing an immediate income stream. The high-traffic location ensures excellent visibility and accessibility, making it ideal for businesses looking to maximize their exposure. Why invest here? Whether you're an ambitious developer or a business owner looking for growth potential, this property is a perfect fit. Don't miss out on this exceptional opportunity!

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