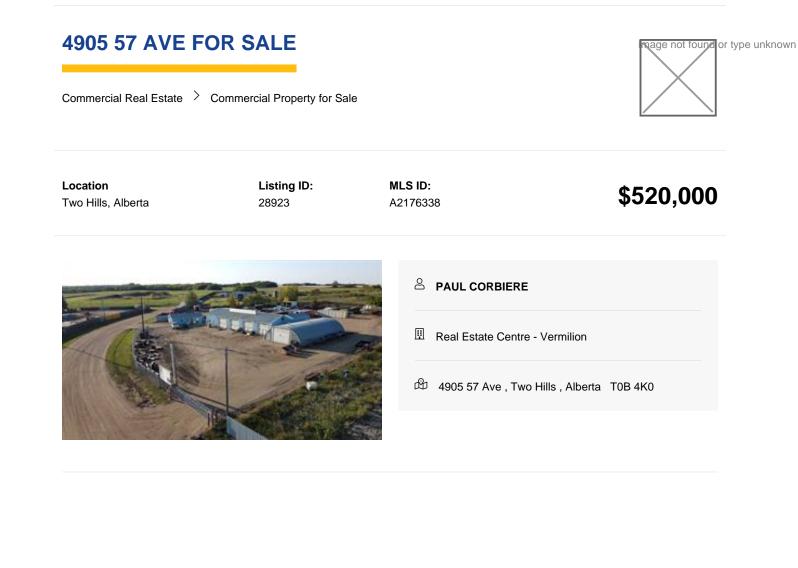


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Transaction Type	Days On Market	<b>Zoning</b>
For Sale	303	Industrial Heavy (IH)
Subdivision	Building Type	<b>Year Built</b>
NONE	Manufacturing,Mixed Use,See Remarks	1980
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
7922724	8260.00	767.37
Construction Type Concrete,Metal Frame,Metal Siding ,Mixed	<b>Roof</b> Metal	Foundation Poured Concrete,Wood
Heating Boiler,Ceiling,Combination,Natural Gas	Access to Property Paved Road	Inclusions N/A
Restrictions Call Lister	<b>Reports</b> None	

Multiple use fully fenced 3.16 acre Commercial Property with combined 8,260 sq ft of interior heated space. Three key buildings include main 4 Bay Shop with 4,100 sq ft of workspace, including 1 drive thru bay in east end addition and a Parts/Tool area at west end with coffee room space on partial 2nd floor that also houses 2 new boilers. 2nd Shop has a bright & heated work space in a 40' x 80' metal quonset with overhead doors at both ends, and has 600 volts of ample power for welding, etc. Unique door openers on cylinders allow for maximum clearance. 3rd building is a comfortable 24' x 40' Office Building that has a large open reception/retail area, plus 2 offices, kitchen and 4pc bathroom. Overall property can serve numerous purposes from retail to equipment repairs, autobody, manufacturing, construction, trucking, storage, etc. Large multi faceted parcel is ready to help start a new business or meet your existing expansion needs. Have a good look, it has plenty to offer and is well located in an affordable growing community.

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