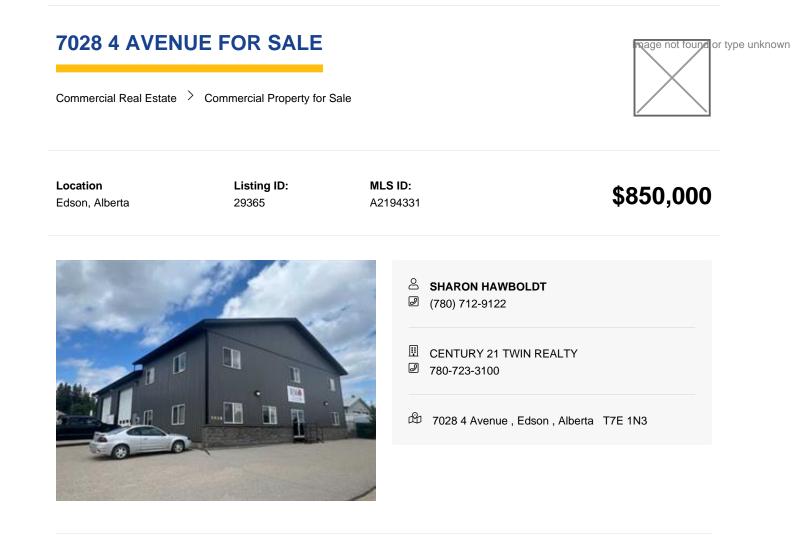


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Transaction Type For Sale

Zoning DC-O - Direct Control Ope

Structure Type Industrial

Legal Plan 8020649

Lot Size (Sq. Ft.) 15640

Construction Type Aluminum Siding ,Wood Frame

Access to Property Public

Reports Aerial Photos **Title** Fee Simple

Subdivision NONE

Property Type Commercial

Building Area (Sq. Ft.) 6600.00

Lot Size (Acres) 0.36

Roof Asphalt Shingle

Inclusions none Days On Market 201

Year Built 2012

Property Sub Type Industrial

Building Area (Sq. M.) 613.15

Footprint (Sq. Ft.) 6600

Heating Floor Furnace,Forced Air,Natural Gas,Radiant

Restrictions None Known

This 60 x 80 commercial property, offering a total of 6,600 sq ft, presents a prime investment opportunity or a perfect space for an owner-occupier. With excellent exposure to westbound Highway 16, the property features a 3,000 sq ft shop with two large bays, 16 ft doors, 18 ft ceilings, radiant heat, bathroom, storage space, a fenced storage yard, and paved parking. Above the shop, the 1,800 sq ft mezzanine offers additional storage or office space, while the 1,800 sq ft office area includes a front reception, a spacious boardroom with a kitchenette, five private offices, and a bathroom. The front office space is currently leased until 2028, providing a steady income stream, while the shop area is available for lease, offering additional revenue potential. With its versatile layout and high-traffic location, this property is an excellent choice for those seeking both an investment opportunity and a business space.

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