



PROPERTY DESCRIPTION:

Mixed use new construction consisting of 24 condos above restaurant space with large outdoor patio for seating.

The project is situated on the SEC corner of Melrose and Virgil.
Premise to be delivered restaurant ready with grease trap and shaft for hood.
Lots of frontage on Melrose and Virgil for great visibility.

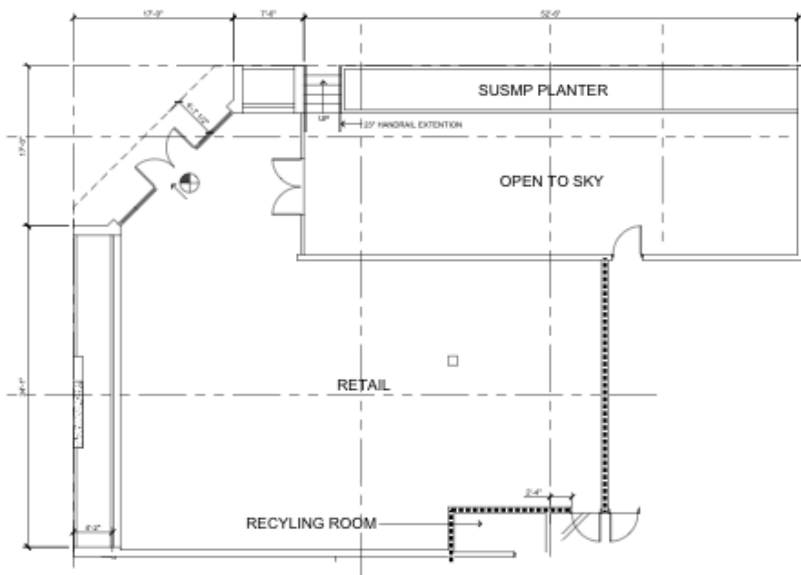
AVAILABLE SPACE:

Approximately 1400 square feet + 800 sq ft of outdoor patio seating

RENTAL RATE:

\$4.25/sq ft plus NNN + \$1.50/sq ft for outdoor patio space

FOR PROPERTY DETAILS CONTACT CLINT LUKENS REALTY



- ◆ Built to suit
- ◆ 10 Tandem parking spots
- ◆ Handicapped parking
- ◆ Large open air patio space
- ◆ High visibility along Virgil
- ◆ Signalized corner
- ◆ Up&coming Virgil Village