



Property Features

• Available For Lease:

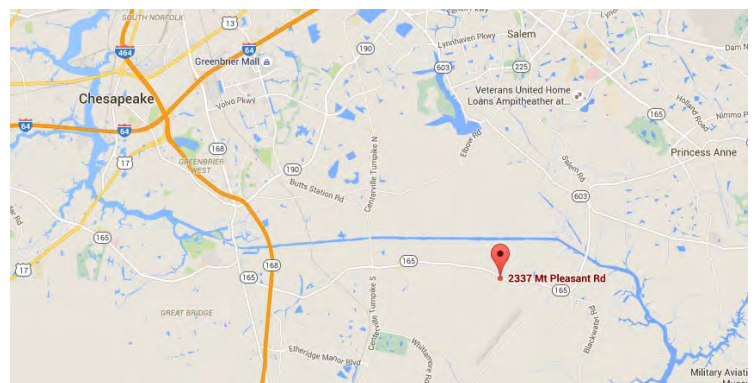
- Front building: 2,600 SF available at \$12.00 PSF; net of electrical and janitorial + 2 bays (\$2,300 per month)
- Rear: 1,175 SF available; ½ office + 2 bays and showroom (\$1,500 per month)

• For Sale: 3 buildings totaling 9,600 SF (.9 acres)

- Rear: 1,175 SF – two (2) buildings with office space + 3 bays, at \$9.95 PSF, net of electrical and janitorial – **Leased at \$1,500 per month**
- Apartment #1: 2 bed / 2 bath – **Leased at \$1,375 per month**
- Apartment #2: 2 bed / 1 bath – **Leased at \$1,275 per month**
- Sales Price: \$795,000
- Current Income: \$4,150 per month
- Potential Income: \$7,575 per month

- Future potential widening of Mt. Pleasant Road

- Centerville Parkway 18 miles away
- Retail location, plus office in rear of property; excellent for tack shop or consignment shop
- Zoned R155 (Conditional Use Permit)
- New roof – 2016
- Septic and well
- City water & sewer at Butts Station Road (approx. 2 miles)



For more information, contact:

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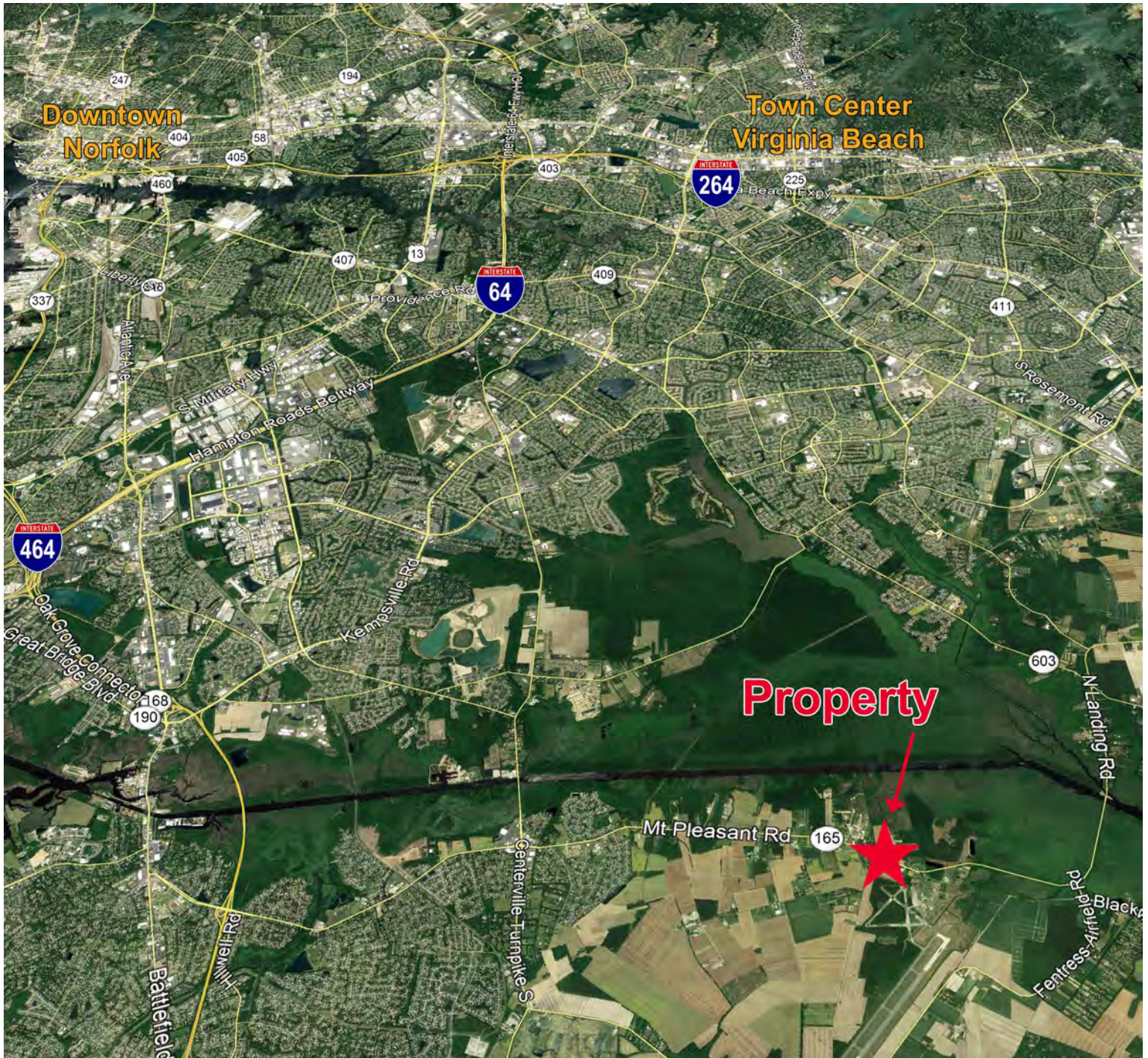
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