



**Warehouse/ Office FOR SALE: 9,600SF**

Free Standing Building

Well Maintained

Owner User Opportunity

## Property Details

- **Building Sizes:** 9,600SF
- **Property Type:** Industrial
- **Taxes:** \$46,508 (2022)
- **Clear Height:** +/-12ft
- **Zoning:** Retail/ Wholesale
- **Parcel Size:** .55 AC
- **Block:** 2209
- **Lot:** 2
- **Stories:** 1

**NEW Sale Price: \$1,480,000.00 !**



## Building Features

- Open plan with perimeter offices, Full Kitchen, Four (4) Bathrooms, Shower (s), On-site Parking, Fully A/Cd!
- Douglas Street (Paper Street) Ownership Rights
- 25 Car Parking – Potential to Add More
- 800 AMPS
- Zoning permits industrial/ retail/ recreational uses.
- Flexible space in the heart of the outlet section of Westwood.
- Building is sprinklered



