



- Offered at: **\$400,000**
- Offered at: **\$10.00 NNN**
- Lease Offered As Upstairs Or Whole
- Lot Size: 229 FT x 56 FT or 12,824 SQ FT
- Property Taxes: \$9,940
- Zoned: G-I
- Parcel#: 754435166002
- Building SF: 6,304
- Main Floor SF: 3,152
- Upstairs SF: 3,152
- Year Built: 1950
- Parking for 20 - 50 cars
- Construction: Frame/Metal
- Roof: Metal/Pitch
- Restrooms: Two
- Heat Source: Gas Forced Air
- Cooling: Central Air
- Curb Cut: 75 FT.
- Utilities: City Water, Natural Gas, Electricity,
Telephone, Sanitary Sewer



This building is located on a busy street corner. It has a bar & full kitchen with 2 restrooms on the main floor. Large open space on the 2nd level with another bar. Lots of parking with easy ingress and egress. Could be used as an automobile service center, day care, automobile sales/rental, automobile repair shop, professional office, contractor shop, equip. sales/rental, retail and more. Buyer to confirm use. do not talk with the current occupants.