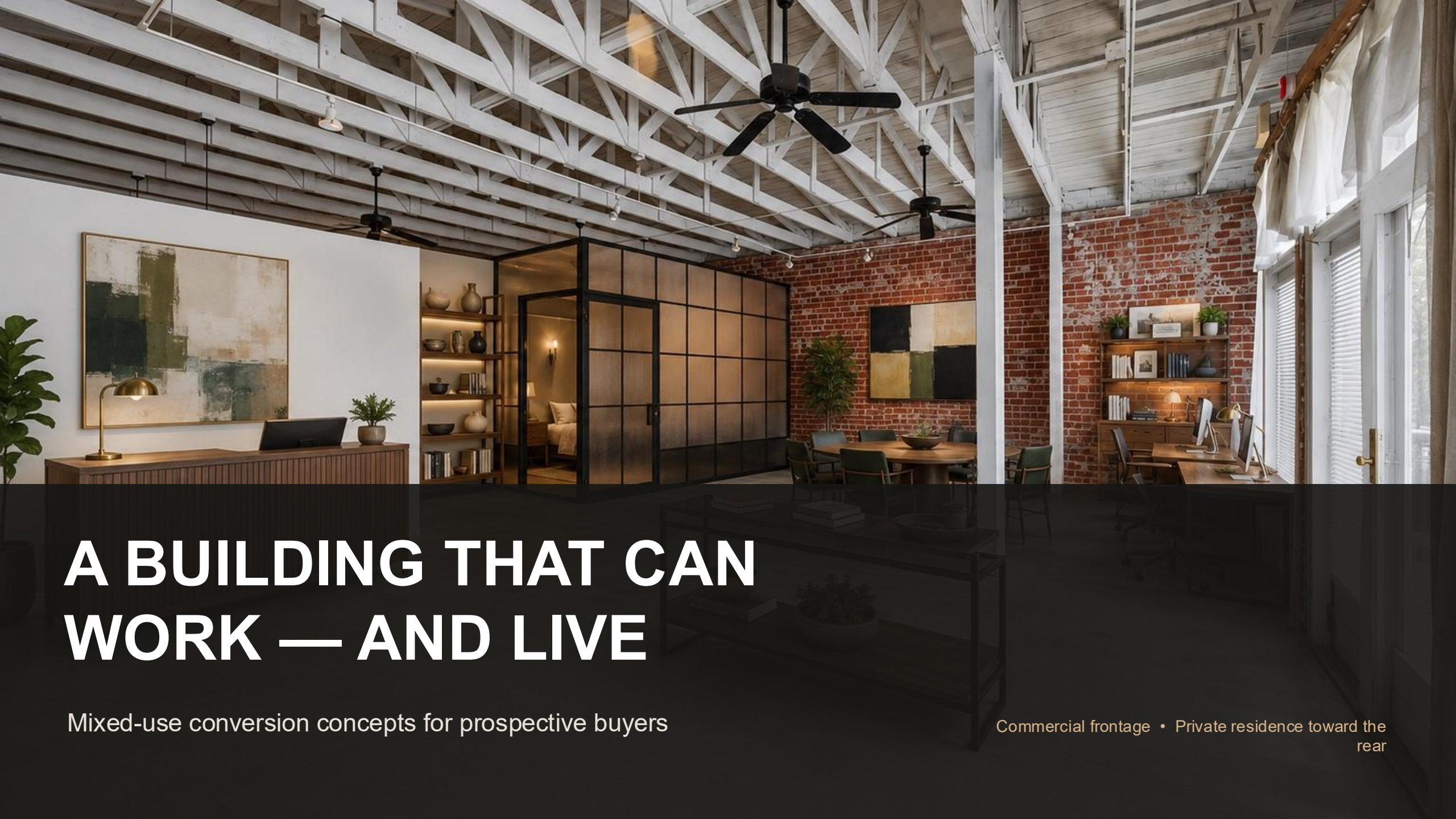




A BUILDING THAT CAN WORK — AND LIVE

Mixed-use conversion concepts for prospective buyers

Commercial frontage • Private residence toward the rear

The existing shell is already rich with character

A long, flexible footprint combines storefront visibility with the depth needed to create distinct public and private zones.

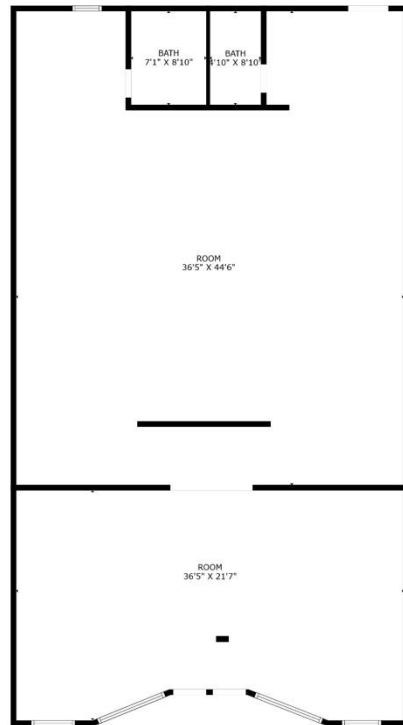


Existing strengths

- Prominent storefront windows and entry
- Exposed brick and open white trusses
- Concrete floors and generous ceiling volume
- Approximately 36'5" wide with two connected zones
- Existing bathrooms located toward the rear

One address, two complementary uses

The storefront remains customer-facing while a separated residence is positioned deeper within the building.



Measurements Are Deemed Highly Reliable But Not Guaranteed

FRONT / COMMERCIAL

Retail, professional office, studio, gallery, showroom, or service-oriented workspace with direct storefront access.

REAR / RESIDENTIAL

Private loft-style living with kitchen, lounge, dining, bedroom enclosure, existing bathrooms, and rear circulation.

The exact division, access, fire separation, utilities, parking, and life-safety requirements must be confirmed during design and permitting.



The storefront becomes the business-facing anchor

A polished commercial environment can welcome customers while preserving the building's industrial identity.

Shown as a boutique showroom and creative-office hybrid — furniture and merchandising can flex to the buyer's business model.

CONCEPT RENDERING

A deliberate threshold protects privacy

A full-height partition creates a credible divide between public business activity and private living space.



The rear can become a warm, full-featured loft residence

The concept introduces an open kitchen, living and dining areas, plus a glazed bedroom enclosure—without hiding the original brick, trusses, and concrete.

Residential placement at the rear keeps the storefront available for revenue-producing or owner-operated commercial use.

CONCEPT RENDERING

CONCEPTUAL USE STUDY



A flexible property for buyers who want more from one space

Operate a business. Create a home. Combine both under one roof while preserving the architectural character that makes the building distinctive.

NEXT STEP

Evaluate the desired use mix with the City, architect, contractor, and applicable consultants before relying on any configuration.



Conceptual renderings only. Not architectural or permit drawings. Potential use and improvements remain subject to buyer verification, final design, applicable codes, permits, and City approval.