

Improvements to the building include:

1. New roof at cost of about \$37000 in Feb, 2015. This includes all new ISO insulation board decking and a 60 mill TPO covering. It is the best you can get. I'll have to see if the warranty transfers.
2. New electric throughout downstairs in 1997. All meeting modern code. We had a number of 30 amp runs to the stage area for stage lighting, which pulls way more electric than the normal tenant would need.
3. New sewer 1997 to the city main replacing the early 1900s materials.
4. New HVAC as of 1997. These have seen little or no use in the last several years. Should have plenty of life left.
5. New paint of front facade in 2015.
6. Freight elevator need new seals. It leaks fluid. Should be an easy fix. Is not rated for passengers. I believe there are new codes on elevators of which I am not aware.
7. Bathrooms constructed in 1997 and are all functional, meeting handicap codes.
8. Stage and raised platform in seating area should be easily removable without any necessity to do any work to the structure. The front wall is separating the lobby from the seating area is not structural and could easily be removed.
9. There were two doors to the YMCA on the common wall which were covered up. They could be reopened.
10. Electric on 2nd floor is minimal and would need complete replacement if used for anything but storage.