

FOR SALE

3 Unit Office Building

With Medical Build Out

6,872 SF

(3,717 SF, 1,541 SF, 1,614 SF Units)

Incredible Low Price!

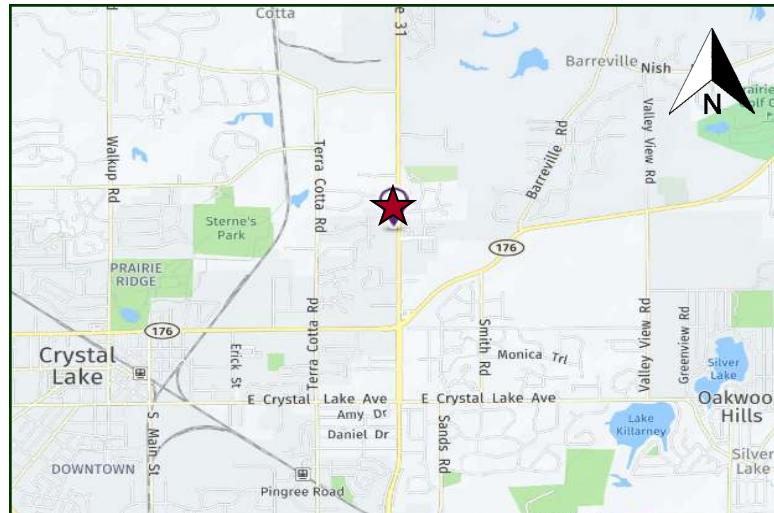
Brick professional building. Medical build outs in some units with sinks in treatment rooms. Route 31 exposure. Ample parking. Priced for quick sale! See attached floor plan. **Ask about 15 day closing bonus!** Offered "as is" from corporate ownership.

LoopNet: 20356333

MLS: 09650544



| PROPERTY SPECIFICATIONS | | | |
|-------------------------|-------------------------|--------|------|
| Description: | 3 Unit Office Building | | |
| Building Size: | 6,872 SF | | |
| Land Size: | 1.19 Acre | | |
| Year Built: | 1979 | | |
| HVAC System: | GFA/ Central Air | | |
| Electric: | 200 amp, 240 V | | |
| Sprinklered: | No | | |
| Washrooms: | 5 | | |
| Flooring: | Varies | | |
| Ceiling Height: | 8' - 12' | | |
| Possession: | Closing | | |
| Parking: | Ample | | |
| Sewer: | Septic | Water: | Well |
| Zoning: | O PUD | | |
| Real Estate Taxes: | \$13,413 (2016) | | |
| Sale Price: | \$395,000 (\$57.48 psf) | | |



Directions: Route 176 to Route 31 North—bldg. on west .

PIN: 14-27-377-001

June 6, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

