

## INVESTMENT PROPERTY FOR SALE

### OFFICE BUILDING 2,524 SF FULLY LEASED 3-UNIT

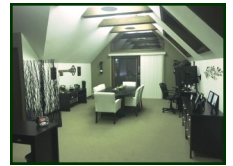
Fully leased 3-unit office investment at 7.7% CAP rate. First floor tenant is a dentist with 2 short term second floor tenants. Partial basement goes with the dentist. His space has a comfortable waiting room with vaulted ceilings and a gas fireplace, (3) operatories, (2) labs, office, consult room and break room. Short term 2nd floor leases create opportunity for investor/user. New roof and skylights in 2018, new water heater. Dentist pays his own utilities, landlord pays for 2nd floor and common areas. (2) common baths. Walk to commuter train and all downtown amenities. 14-15 car paved private lot. Recent MAI appraisal at asking price. Contact broker for rent roll and operating statement. See layout and photos. Visit Premier Commercial Realty website to see more listings.

#### PROPERTY SPECIFICATIONS

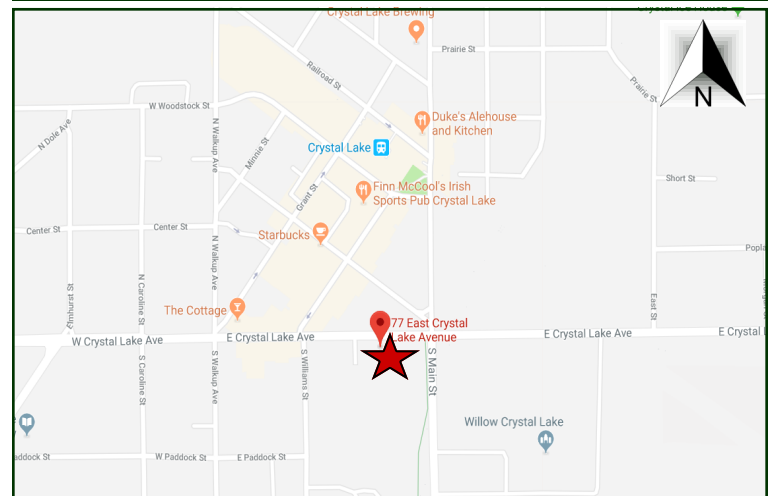
Description:	Multi Tenant Office
Building Size:	2,524 SF
Land Size:	82x165 SF
Year Built:	1985
HVAC System:	GFA / Central Air
Electric:	200 amp
Sprinklered:	Yes (basement only)
Washrooms:	(2) common
Flooring:	Carpet / Tile
Ceiling Height:	9-12'
Possession:	Tenants Rights
Parking:	14-15 car Private Lot
Sewer/Water:	City
Zoning:	B4
Real Estate Taxes:	\$10,525 (2018)
NOI:	\$25,758
CAP RATE:	7.7%
Sale Price:	\$335,000



FULLY LEASED 3 UNIT OFFICE



MLS: 10168006



**Directions:** Route 14 to Main St. North to Crystal Lake Ave, West at light—first building on left.

**PIN: 19-05-228-054**

January 14, 2019

*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.*

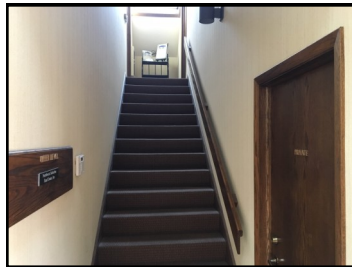
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[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

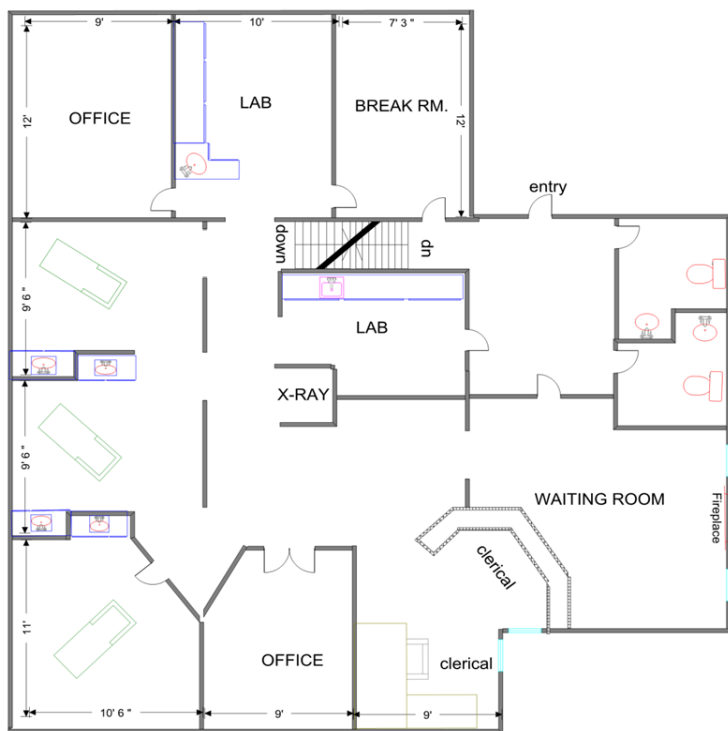
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## PARKING



Measurements are Approximate

