

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### Commercial Building 4,000 SF Priced to Sell !

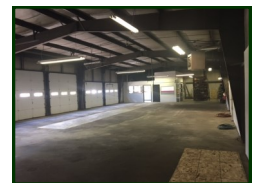
4,000 SF freestanding pre-engineered steel building. Formerly used as auto service facility on busy Route 31. 6 Drive in doors (2-10x12, 2-10x10, 2-10x8) with triple basin drains and 420 SF office area. Automotive uses available with special use permit. Many possible retail or service uses. Cell tower excluded (separate ownership) has perpetual easement with 24 hour access but pays proportionate share of real estate tax bill. Parking lot is gravel. Compressor with air lines included. Ceilings are 11'-13'6". Traffic counts over 25,000 cars per day!

#### PROPERTY SPECIFICATIONS

Description:	Freestanding Steel Building
Building Size:	4,000 SF (40'x100')
Land Size:	21,780 SF
Year Built:	1980
HVAC System:	Gas Forced Air
Electric:	200 amp 3 phase
Sprinklered:	No
Washrooms:	1
Drive In Doors:	6 (varies - 10x8, 10x10,10x12)
Ceiling Height:	11' - 13'6"
Possession:	Immediate
Parking:	Ample
Sewer: Septic	Water: Well
Zoning:	B (Prairie Grove)
Real Estate Taxes:	\$9,164.04 (2016)
Lease Price	Not for Lease
Sale Price:	<del>\$399,000</del> <del>\$375,000</del> <b>REDUCED \$359,000</b>



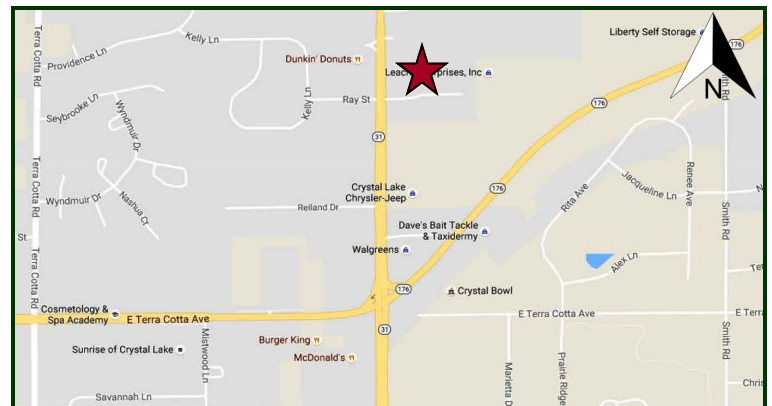
**PRICE REDUCED**



MLS: 09339769

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$108,007	\$103,471	\$102,116
Population	7,151	35,205	94,493

**TRAFFIC COUNTS:**  
25,300 vehicles per day



**Directions:** From Route 31 & Route 176, go North on Route 31 1/4 mile to property on East side of road.

**PIN:** 14-34-201-021

January 22, 2018

*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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