

## FOR SALE

### Commercial / Office Condo (end cap) 1,197 - 3,559 SF

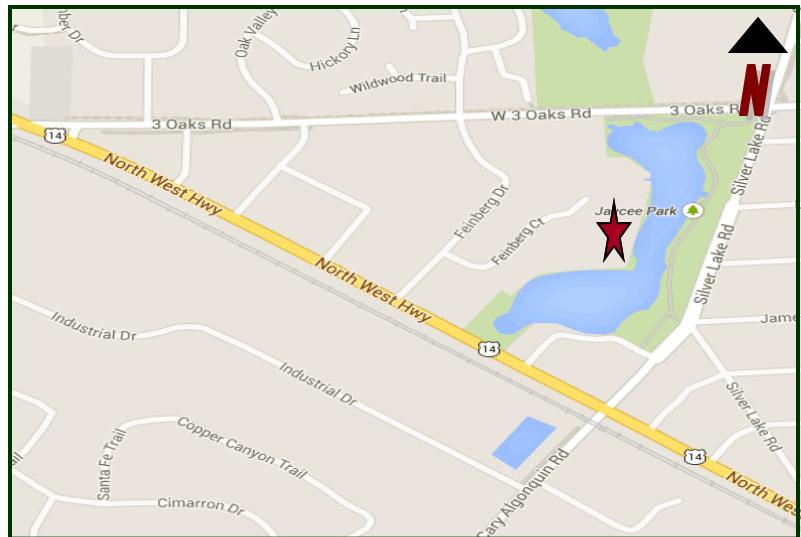
Bank owned contiguous commercial office condo for sale. Can be divided to a 1,197 SF condo (unit 120) and a 2,362 SF condo (unit 121). Former music school space, immediately available with 7 private offices/classrooms and 26' x 15' recording studio. Ability to add or remove rooms. Building has beautiful brick exterior with private entrance and views of scenic park and pond. Just off Route 14 close to shopping, dining and train station. Windows that open, storage room with utility sink, 4 exterior doors. See attached photos and layout. Bank will sell one or both units. Visit Premier Commercial Realty website to see more listings.



#### PROPERTY SPECIFICATIONS

Description:	Single Story Office Condos
Building Size:	9,600 SF
Land Size:	Condo
Year Built:	2008
HVAC :	(2) Gas Forced Air/ Central Air
Electric:	(2) 200 amp panels
Sprinklered:	No
Washrooms:	(2) Handicapped
Floors:	Carpet / Tile
Ceiling Height:	10'
Possession:	Immediate
Parking:	159 Common Spaces
Sewer / Water:	City
Zoning:	B-3
R.E. Taxes	\$7,800.16 (2016)
CAM:	\$681.14 /mo.
Sale Price: #120	\$125,685 (1,197 SF)
#121	\$248,010 (2,362 SF)
Combined:	<b>\$373,695 (\$105 psf)</b>

MLS: 09845540 and 09851368



**Directions:** Route 14 to Feinberg, North to Feinberg Ct. Right on Feinberg Ct. to 3 bldg. complex.

**PIN:** 19-12-304-015

February 6, 2018

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FRONT ELEVATION BUILDING C

