



**FOR SALE
\$1,300,00.00**

10.3% Cap Rate

**Mixed Use
Retail | Multi-Family**

18,606 Sq. Ft.

CONTACT

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LANNON STONE REALTY, LLC

**Guntis
Dredzels**





FINANCIALS

Multi-Family Income: \$89,400.00

Daycare Income: \$78,000.00

Event Center Income: \$18,000.00

Total Income: \$185,400.00

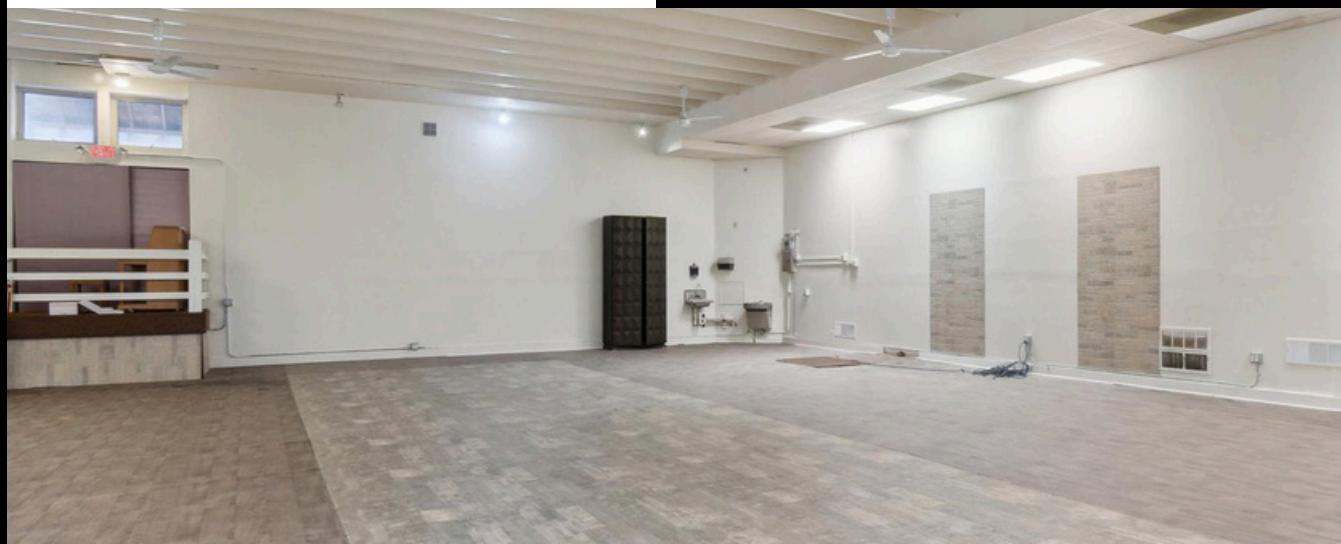
Operating Expenses: \$51,418

Net Income: \$133,982.00



PROPERTY FEATURES

- Six 1 Bed | 1 Bath Units
- One 3 Bed | 1 Bath Unit
- Operating Daycare Center on Main Level
- Operating Event Hall on Main Level
- Basement Bonus Rooms + 2 Private Baths & Common Bathrooms
- Plenty of Basement Storage



DETAILS



PROXIMITY

Located close to nearby highways for quick and easy access.

MAINTENANCE

Parking lot is resealed every two years and the roof has been regularly maintained.

UPDATES

Updates have been made to the apartments including bathrooms, appliances and flooring.