



PROPERTY DESCRIPTION

Positioned on a high-visibility, well-traveled road with excellent access to public transit and major routes, 181 North Montello Street benefits from strong traffic counts and ample on-site parking for staff and customers alike. This income-producing asset generates steady rental revenue and offers investors or owner-users an outstanding combination of functionality, location, and long-term value.

Originally built in 1984, the property features three grade-level drive-in bays, 16-foot clear ceiling heights, and a functional layout divided into three units—one of which has been recently updated with modern office finishes and an attached garage.

Four garage bays for sale for investor or owner user

PROPERTY HIGHLIGHTS

- Beautifully renovated office space
- Three drive in units (four doors)
- Located on heavily travelled route
- Zoned I-2

OFFERING SUMMARY

Sale Price:	\$800,000
Number of Units:	3
Lot Size:	0.302 Acres
Building Size:	6,400 SF

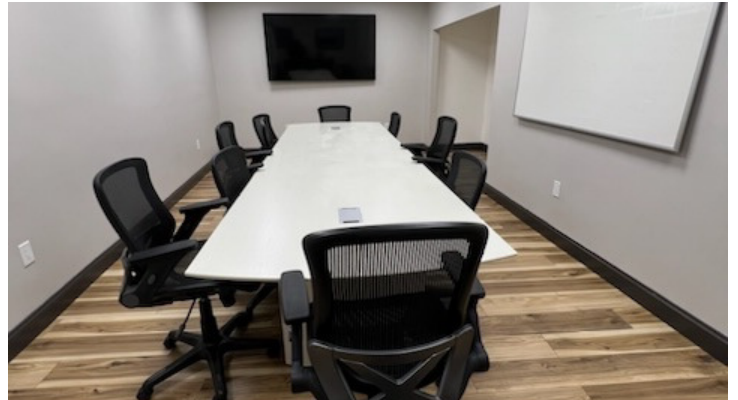
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	543	2,772	10,364
Total Population	1,611	8,083	31,134
Average HH Income	\$68,197	\$72,274	\$83,690

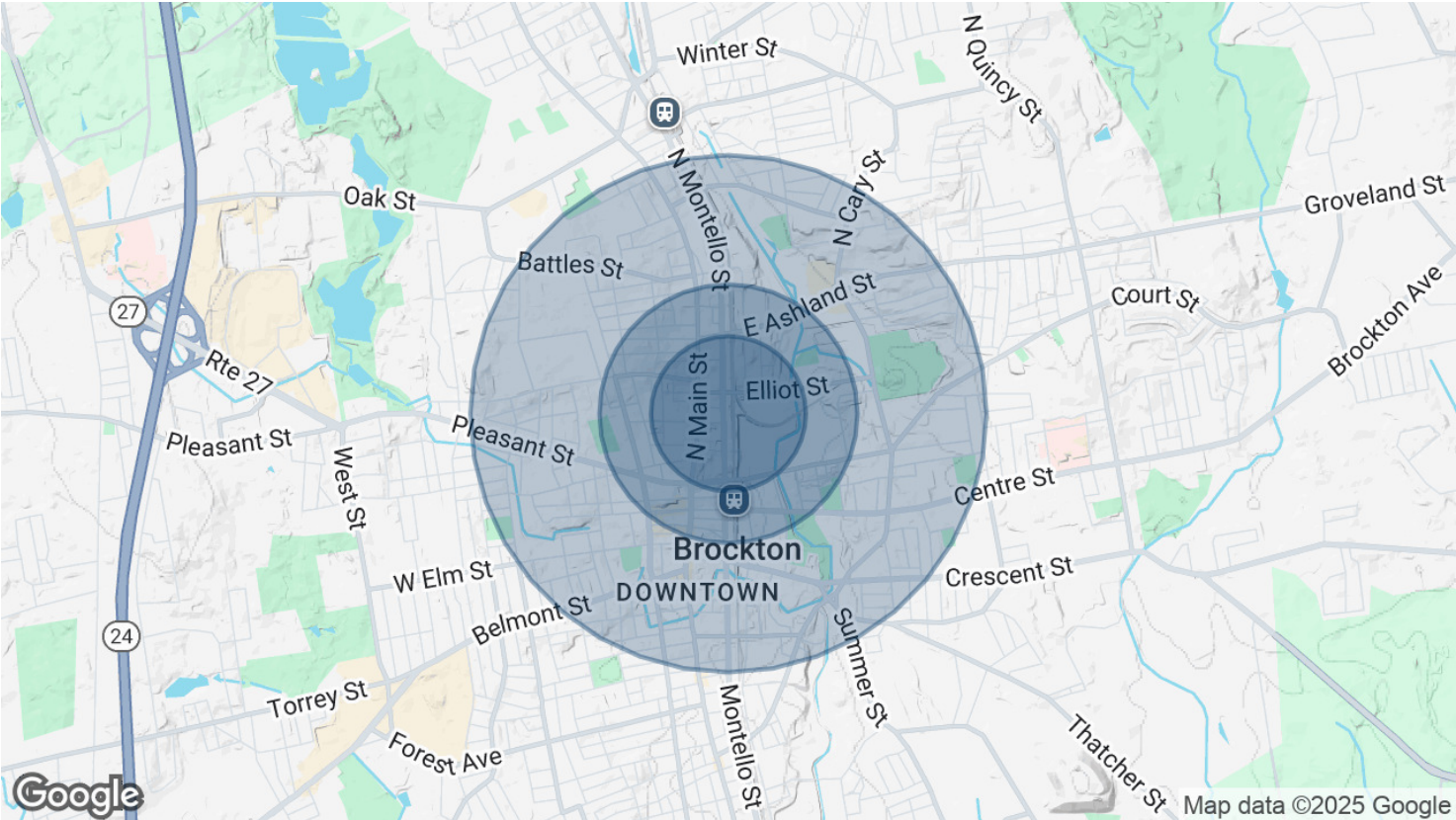
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UNICORN BROKERAGE





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,611	8,083	31,134
Average Age	37	37	37
Average Age (Male)	35	35	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	543	2,772	10,364
# of Persons per HH	3	2.9	3
Average HH Income	\$68,197	\$72,274	\$83,690
Average House Value	\$427,316	\$418,525	\$416,698

Demographics data derived from AlphaMap