

8394 ELTA DRIVE BULLET POINTS

- CONSTRUCTED IN 2005. ONE OWNER ONLY. HIGH QUALITY CONSTRUCTION AND MATERIALS THROUGHOUT. HARDWOOD FLOORS, VAULTED CEILINGS, LOTS OF NATURAL LIGHT. INTERIOR WALLS INSULATED FOR SOUNDPROOFING.
- TWO LEVELS – 2,400 SF EACH. LOWER LEVEL INCLUDES 450 SF GARAGE. SEPARATE AND PRIVATE ENTRANCE TO LOWER LEVEL.
- CURRENT OWNER WISHES TO LEASE LOWER LEVEL OFFICE FROM PURCHASER.
- 1-ACRE LOT WITHIN PROFESSIONAL BUSINESS PARK. ROOM TO EXPAND BUILDING AND/OR PARKING.
- EXISTING PARKING AREAS INCLUDE 18 SPACES.
- SERVED BY ALL PUBLIC UTILITIES.
- LOW MAINTENANCE EXTERIOR AND LOW GAS/ELECTRIC BILLS (TYPICALLY AROUND \$200/MONTH).
- ONLY 3 MILES TO MICRON SITE.
- CONVENIENT AND QUICK ACCESS TO ROUTE 81 AND ROUTE 481.