

# (21)

## PROPERTY OVERVIEW

- Address: 350 Main Street, Murphys
- Lot Size: 0.61 Acres
- Zoning: C-1 (Commercial)
- Existing Building Area: 1,668 SqFt
- Occupancy: Fully leased to two successful tenants
- Current Monthly Income: \$6,160
- Annual Gross Income: \$73,920
- Owner Expenses: Property taxes, maintenance, water, sewer, insurance and partial garbage service

## KEY HIGHLIGHTS

- Prime Main Street location on a highly visible corner lot
- Fully leased with stable rental income
- Flexible C-1 zoning and high foot traffic area
- Planned and potential expansions offer substantial upside
- Ideal for investors seeking immediate cash flow with long-term growth







Outdoor casual dining and entertaining areas



Tasting room in Front



Pub in rear



Two Bathrooms- 1 ADA compliant



Prine Main Street Frontage