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This property presents an excellent investment opportunity in a high-growth area, currently generating \$65,000 in annual income under a modified gross lease. The two apartments remain unfinished, and completing them will require permits and the installation of a sprinkler system.

# Features & Amenities

Available Space 4,830 SF - Retail: 2,406 SF, Residential: 2,436 SF

Lot Size 3,375 SF

**Residential** Second floor has been partially roughed

**Retail Rental** \$1,350 per week

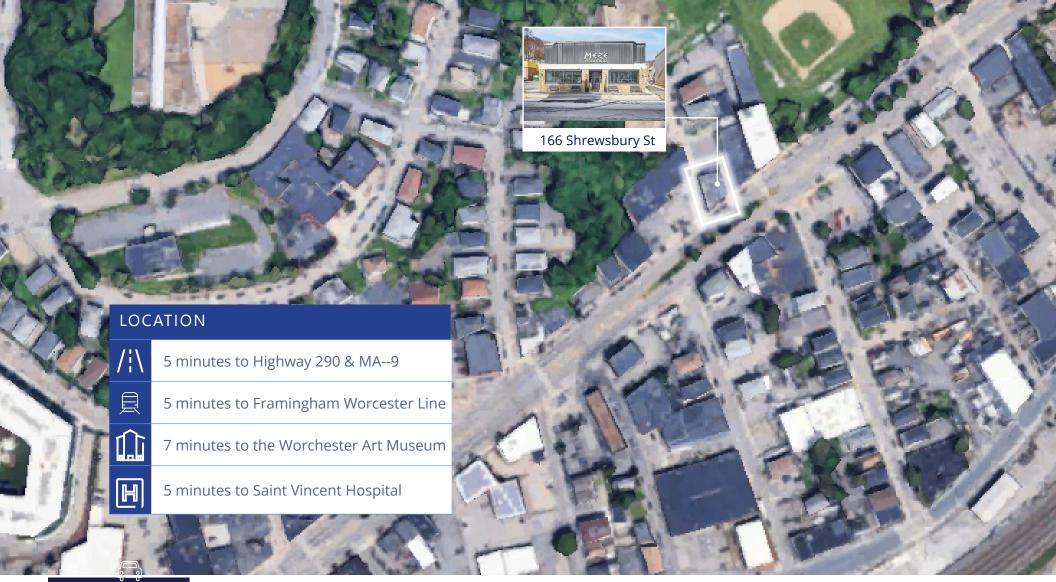
**Zoning** BG-3 mixed-use commercial/residential

Permits will need to be obtained and will require a sprinkler system

Total Disclosures

to be installed





### **CONTACT US**

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