

# Front Brick Commercial Building Features

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## **Building Overview**

- Solid brick and block construction offering durability and long-term value
- Approx. 2,400–2,500+ sq ft of usable commercial space
- Previously utilized as an upholstery shop, adaptable for a wide range of business uses
- Flexible interior layout with potential for reconfiguration or multi-tenant use

## **Interior & Functional Features**

- Heated and air-conditioned for year-round operation
- 1 zone heating system for efficiency and comfort
- Dedicated paint room / work area
- Multiple divided workspaces allowing for production, storage, office or showroom use
- Approximately 900 sq ft upper level with potential for additional workspace or future conversion

## **Utilities & Systems**

- 200 AMP electric service
- Updated electrical systems
- Separate utilities for independent operation
- New well and septic system
- Electric sign already installed and in place

## **Access & Functionality**

- Two (2) overhead garage doors for easy loading/unloading
- Three (3) standard entry doors for flexible access points
- Multiple entry/exit options enhancing workflow and safety

## **Parking & Exterior Access**

- Separate paved parking lot dedicated to commercial use
- Easy access for employees, clients, and delivery vehicles
- Layout supports efficient business operations and traffic flow

## **Additional Improvements**

- New roof
- Updated electrical infrastructure
- Designed with expansion potential in mind

## **Security & Infrastructure**

- Professional burglar alarm system
- Security coverage includes multiple buildings on the property

**Business Potential**

- Ideal for contractor use, trades, warehouse, light industrial, retail, or service-based business
- Flexible for owner-operator or income-producing configuration

**Key Advantage**

- Separate from residential structure while remaining integrated within the property
- Provides true live/work separation without sacrificing convenience