

Prime Multi-Use Investment Opportunity

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This unique three-lot portfolio (two commercial + one residential) generates \$2,300/month in current income, with strong upside. The residential lot (1,408 sqft) leases for \$1,800/month, backend land rents for \$500/month, and two commercial buildings (1,110 & 1,433 sqft) offer leasing potential of approx. \$3,800/month.

Key Highlights

- *Three combined lots (2 Commercial & 1 Residential) with multiple income streams*
- *Corner lot with extremely high traffic & visibility*
- *Flexible use: redevelopment, expansion, or owner occupancy*
- *Available for sale*
- *Attractive long-term investment in a growing market*

