

Prime Mixed-Use Commercial Property with Warehouse, Office Space & Apartments

Unlock the potential of this versatile commercial property, perfect for light industrial use, office operations, or a variety of business ventures. This well-designed building offers a seamless blend of warehouse functionality, office convenience, and residential rental income.

Property Highlights:

- **Warehouse Space:** 2,192 sq. ft. with **three overhead garage doors** and a **loading dock** for easy access. Includes a **full kitchen, one full bath, and one half bath**.
- **Storage:** An additional **936 sq. ft.** of dedicated storage space.
- **Office & Conference Area:** 1,500 sq. ft. of professional space featuring **private offices** and a **conference room** for larger meetings.
- **Reception Area:** A welcoming **936 sq. ft.** space, ideal for client interactions or showroom use.
- **Residential Units:** Two **750 sq. ft. one-bedroom apartments**—both currently rented. Each unit offers an **open-concept kitchen/living area, full bath with laundry**, a bedroom, and a bonus room.
- **Prime Location:** **Easy access to State Road 58**, ensuring convenient connectivity for employees, customers, and deliveries.
- **Ample Parking & Signage:** A **paved parking lot** offers plenty of space for employees and visitors, while **high-visibility signage** enhances business exposure.

This property is an excellent investment opportunity with built-in rental income, adaptable space for various industries, and prime functionality for businesses looking to expand.

Schedule a tour today to explore the possibilities!