

# AEK

REAL  
ESTATE  
LLC

## PROPERTY HIGHLIGHTS

- 3,420 SF ON 0.65 ACRES
- 2ND FLOOR 2BR / 2BA APARTMENT WITH COVERED PORCH
- PROVEN USES: WELLNESS CENTER, YOGA STUDIO, BOUTIQUE RETAIL, CAFÉ, EVENT VENUE
- OUTDOOR PAVILION + LANDSCAPED GATHERING AREAS
- DETACHED GARAGE & CLIMATE-CONTROLLED STUDIO
- HIGH VISIBILITY LOCATION, MINUTES FROM I-81

**FOR SALE | 1055 LINCOLN WAY EAST**

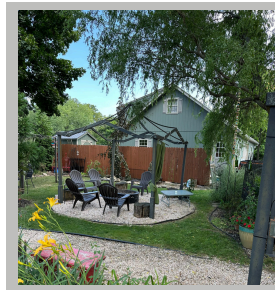
## CREATIVE MIXED- USE PROPERTY

### MOTIVATED SELLER

Most recently home to a yoga studio, retail boutique, café, massage suites, and event venue, this 3,420 SF property has already proven itself as a hub for innovation and community.

The main building includes a 2BR/2BA apartment, while outdoor highlights feature a pavilion, gardens, and flexible studio space. Positioned on a highly visible corridor just minutes from I-81, it's a rare canvas ready for the next visionary tenant or owner to make their mark.

## LIVE / WORK OPPORTUNITY



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