



Christian Investment L.L.C

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Christian Investments

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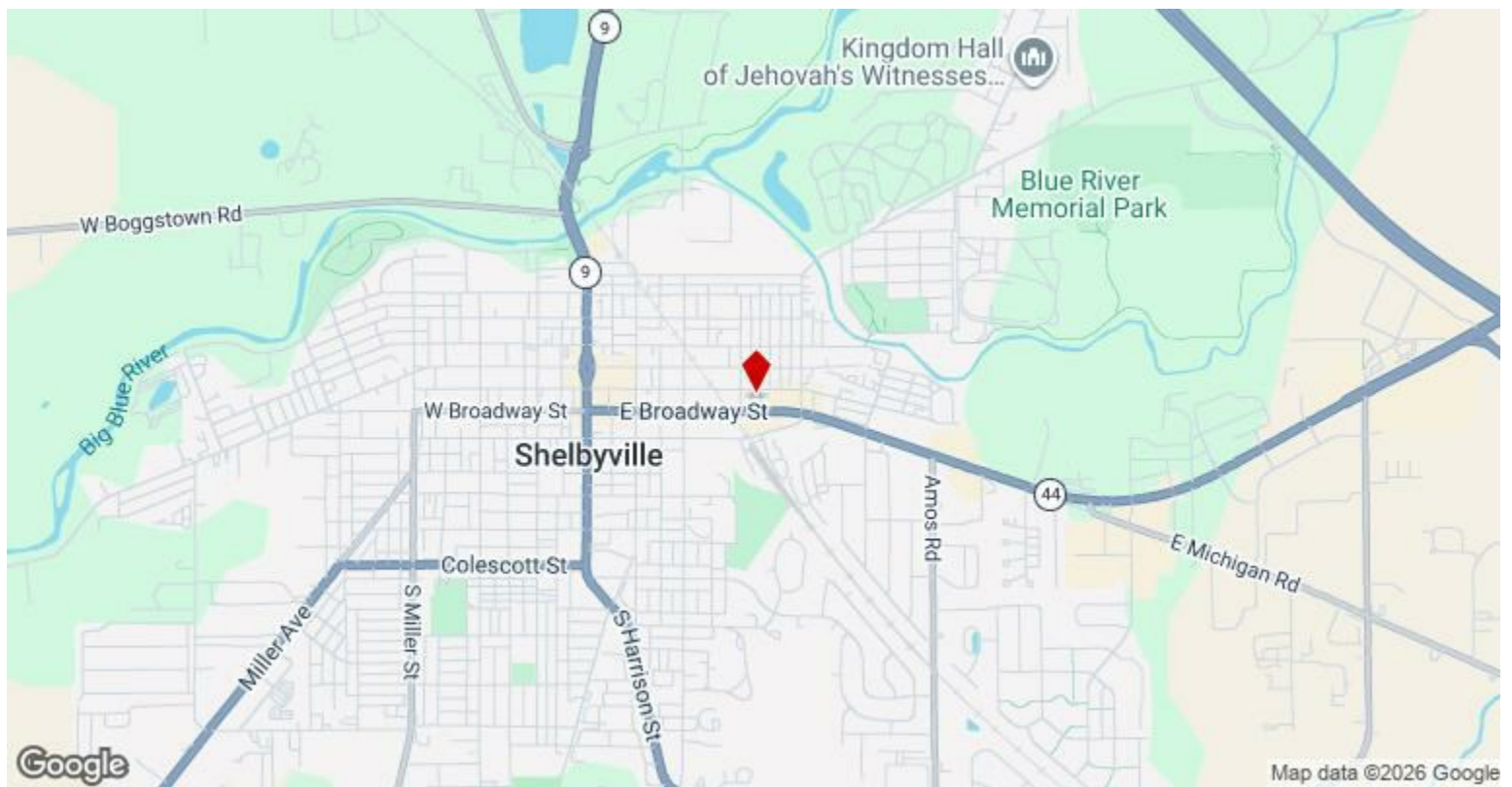
\$900,000

Front part of building (Suite 1 and Suite 2) is a single story, approx. 4600 square foot, block building with beige metal siding, shingled roof built on slab with approx. 10 parking spaces. Suite 1 is 2000 sq ft, has one restroom, kitchenette area, and 2 offices. Suite 2 has 10' overhead door and approx 2600 sq ft. Suite 1 and suite 2 can be joined together or separated. Back part of building (Suite 3 and Suite 4) is a two story, approx. 5400 square foot, stick built with beige metal siding, shingled roof built on slab with approx. 12 parking places. Suite 3 is two-story. Downstairs has 9' overhead door with bathroom and utility sink. Upstairs has 3 spacious offices, 1 full bath and I half bath, kitchenette area and large closet for storage. Suite 4 is basically warehouse space with 18ft ceilings and 14' overhead door. Suite 3 and suite 4 can be joined or separated. Entire building is 3 phase 120V/208V power with central air and gas heat. We also have new sidewalks, storm drains, gas line, water lines to building....

- Frontage on E Broadway and E Jackson
- Within Five miles of Grover Museum
- Within Minutes of Sunrise Park



Price:	\$900,000
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	C
Sale Type:	Owner User
Lot Size:	11.00 AC
Gross Building Area:	10,000 SF
Rentable Building Area:	10,000 SF
No. Stories:	1
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	2/1,000 SF
Clear Ceiling Height:	14 FT
No. Drive In / Grade-Level Doors:	3
Zoning Description:	Light Industrial



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Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



IMG_0595



IMG_0596

Property Photos



IMG_0597



reception

Property Photos



Kitchenette



Restroom

Property Photos

