

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Built in 2023 and renovated in 2021, this 16-unit mixed-use asset pairs highly desirable live/work spaces with well-appointed residential units across a cohesive, modern layout. The ground floors feature nine live/work units—several with large glass garage doors that flood the spaces with natural light—offering direct street access and strong storefront presence ideal for creatives, entrepreneurs, and small business owners. Upper levels deliver a diverse residential mix, including a spacious three-bedroom/two-bath, two-bedroom/two-bath and two-bedroom/one-bath units, and well-lit one-bedroom apartments, all finished with tall ceilings, clean architectural lines, and contemporary finishes that appeal to today's urban renter.

### PROPERTY HIGHLIGHTS

- Built in 2023 / renovated 2021 – modern construction with minimal maintenance
- 16-unit mixed-use asset with nine live/work units featuring large glass garage doors and direct street access
- Diverse residential mix: 3 bed/2 bath, 2 bed/2 bath, 2 bed/1 bath, and one-bedroom units

### OFFERING SUMMARY

Sale Price:	\$3,450,00
Number of Units:	16
Lot Size:	0.48 Acres
Building Size:	19,130 SF
NOI:	\$215,564

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,577	37,794	90,467
Total Population	14,569	83,167	217,411
Average HH Income	\$94,708	\$82,064	\$75,324

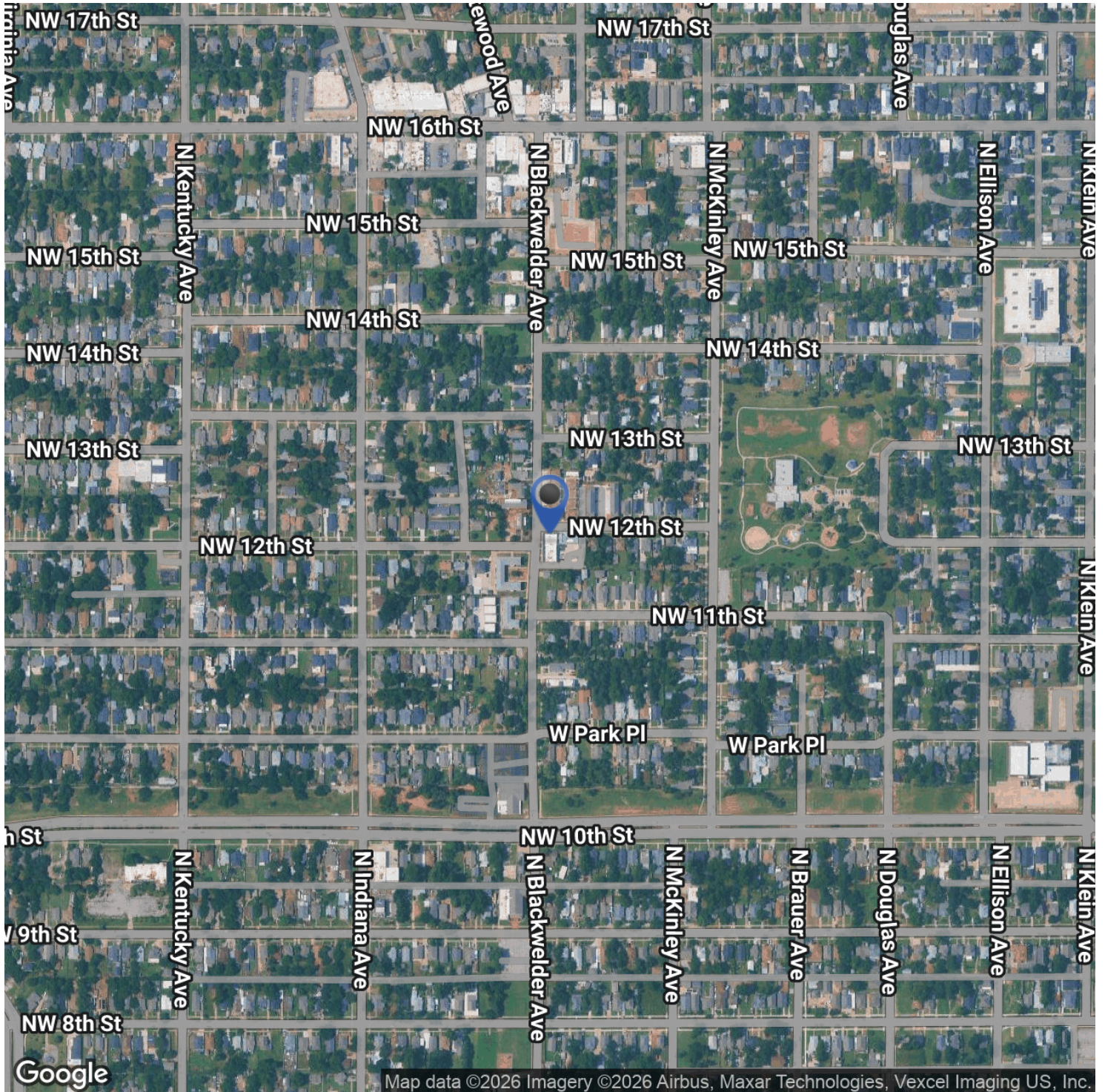
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**ADEN STRUBLE**

## ADDITIONAL PHOTOS



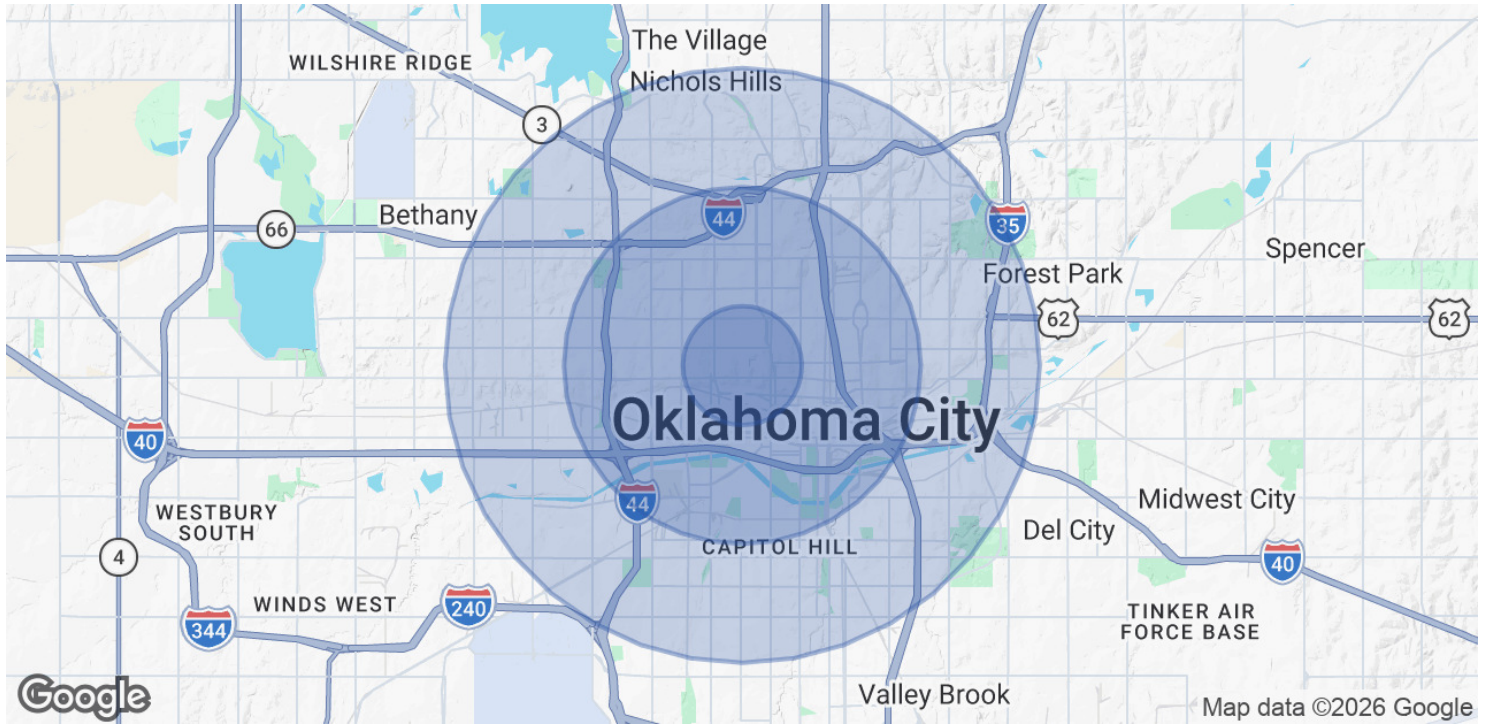
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,569	83,167	217,411
Average Age	32.9	34.6	34.0
Average Age (Male)	34.7	35.4	34.2
Average Age (Female)	31.6	34.4	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,577	37,794	90,467
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$94,708	\$82,064	\$75,324
Average House Value	\$269,051	\$227,890	\$201,402

2023 American Community Survey (ACS)

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