

✓ Main-Level Commercial Space

- Heated/cooled with **mini split / heat pump**
 - **½ bath** on the main floor
 - **New drop ceiling** in back work room
 - **New outlets** throughout main area
 - If buyer doesn't want the **cooler**, seller will remove it; otherwise it stays
 - **Back cooler with shelves** added
 - **Security system** installed with cameras & outdoor speaker
 - **New doors** in back room
 - **Raised ceiling, new flooring, exposed brick, new can lighting, new façade, bathroom redone, and drywall replaced old paneling** — all within the last 3 years
 - **Island counter does not stay (on wheels)**
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✓ Upper-Level Apartment

- **Separate entrance**
 - Original **hardwood floors** ready to be refinished
 - **One front bedroom with French doors**
 - Kitchen area
 - **Full bathroom**
 - **Second bedroom** in the back
 - **Washer/dryer room**
 - **Storage room with stair access**
 - **Separate electric panel**
 - **Rooftop deck**
 - **Window AC unit**
 - Multiple **storage closets**
 - Heated with **electric baseboard**
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✓ Major Mechanical & Structural Updates

- **100 amp panel** on main floor + **sub panel**
 - **Main roof replaced in 2022**
 - **Back flat roof patched in 2025**
 - All interior renovations noted above completed in **last 3 years**
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✓ Parking

- **Garage space in alley rented for \$40/month** (one spot)
- **Free public parking** nearby