

1516

- 45' v 45' Secure, commercial pole building with metal roof
- Zoned C-3
- Internally divided to permit separate work and storage areas
- Concrete floors; glass block windows
- Features three (3) oversized garage doors and one (1) man door
- Upper-level loft area suitable for an on-site office
- Wood burning/coal stove with new ductwork
- 16ft – 22ft high ceilings
- Multiple storage areas (1st and 2nd level)
- Built-in, commercial grade car lift
- New 4" sewer with floor drain and urinal on lower level
- I-Beam construction allows for heavy lifting (via chain hoist)
- Tool storage/cabinets transfer with property

Annual Income Potential \$30,000+

Annual Real Estate Taxes - \$2114

R & M - minimal