

## **PROPERTY SUMMARY: 5 UNITS + PAKRING LOT**

**1200, 1202, 1206 WHITE STREET**

**1124 CATHERINE STREET #201 & #202**



**\*\*1204 WHITE STREET IS NOT INCLUDED IN THIS OFFERING. THAT UNIT WAS SOLD IN 2025 AND IS PART OF THE COA.**

**\*\*THE 5 REMAINING UNITS CAN ALSO BE PURCHASED INDIVIDUALLY**

### **THE SITE**

- Corner of White Street & Catherine Street
- Lot Size: 8,148.61 SF
- 6 Units / Parcels Total: 5,988 SF Total (Only 5 units currently available for sale)
- Built 1923 / Renovated 2016-2019
- Impact Windows & Doors
- 2 Bedrooms / 2 Full Baths / 4 Half Baths
- 2 Stories - 4 Commercial Units 1<sup>st</sup> Floor, 2 Residential Units Upstairs
- Located in X Flood Zone
- Adjacent Vacant Lot is Parking Area for Owners/Tenants - 1 spot per unit

### **1200 WHITE STREET COMMERCIAL**

- Corner Unit Downstairs
- 1,169 SF
- Chiropractor Office
- Lease expires 3/1/37
- Rent: \$3,182 p/m
- COA Fee: 19.54% = \$614.37 p/m

### **1202 WHITE STREET COMMERCIAL**

- 892 SF
- Massage Studio
- Lease expires 7/1/37
- Rent: \$3,255 p/m
- COA Fee: 14.90% = \$468.48 p/m

### **1206 WHITE STREET COMMERCIAL**

- 1,319 SF
- Frame Shop
- Lease Ends 9/30/27
- Rent: \$3,500 p/m
- COA Fee: 23.20% = \$729.45 p/m

## **1206 WHITE STREET REAR - COMMERCIAL**

- This is part of 1206 White Street but is currently rented separately
- Shares a half bath with Frame Shop
- Approx. 300 SF
- ServePro
- Lease Ends 8/11/26
- Rent: \$1,000 p/m

## **1124 CATHERINE STREET #201-RESIDENTIAL**

- 1 Bedroom /1 Bath
- 454 SF
- Rent: \$2,000 p/m
- Lease Ends 8/2026
- COA Fee: 7.6% = \$238.96 p/m

## **1124 CATHERINE STREET #202 - RESIDENTIAL**

- 2 Bedroom /1 Bath
- 677 SF
- Rent: \$3,000 p/m
- Lease Ends 8/2026
- COA Fee: 11.31% = \$355.60 p/m

## **CURRENT INSURANCE:**

- Association carries property & general liability insurance (on common areas): \$6,255 per year
- Association carries windsorm insurance: \$19,791 per year
- No flood insurance (X Flood Zone)

## **VACANT LOT (WAS 1212 WHITE STREET)**

- 2,705 SF
- 6 parking spots (1 for each unit)