

PROPERTY OVERVIEW & FEATURES

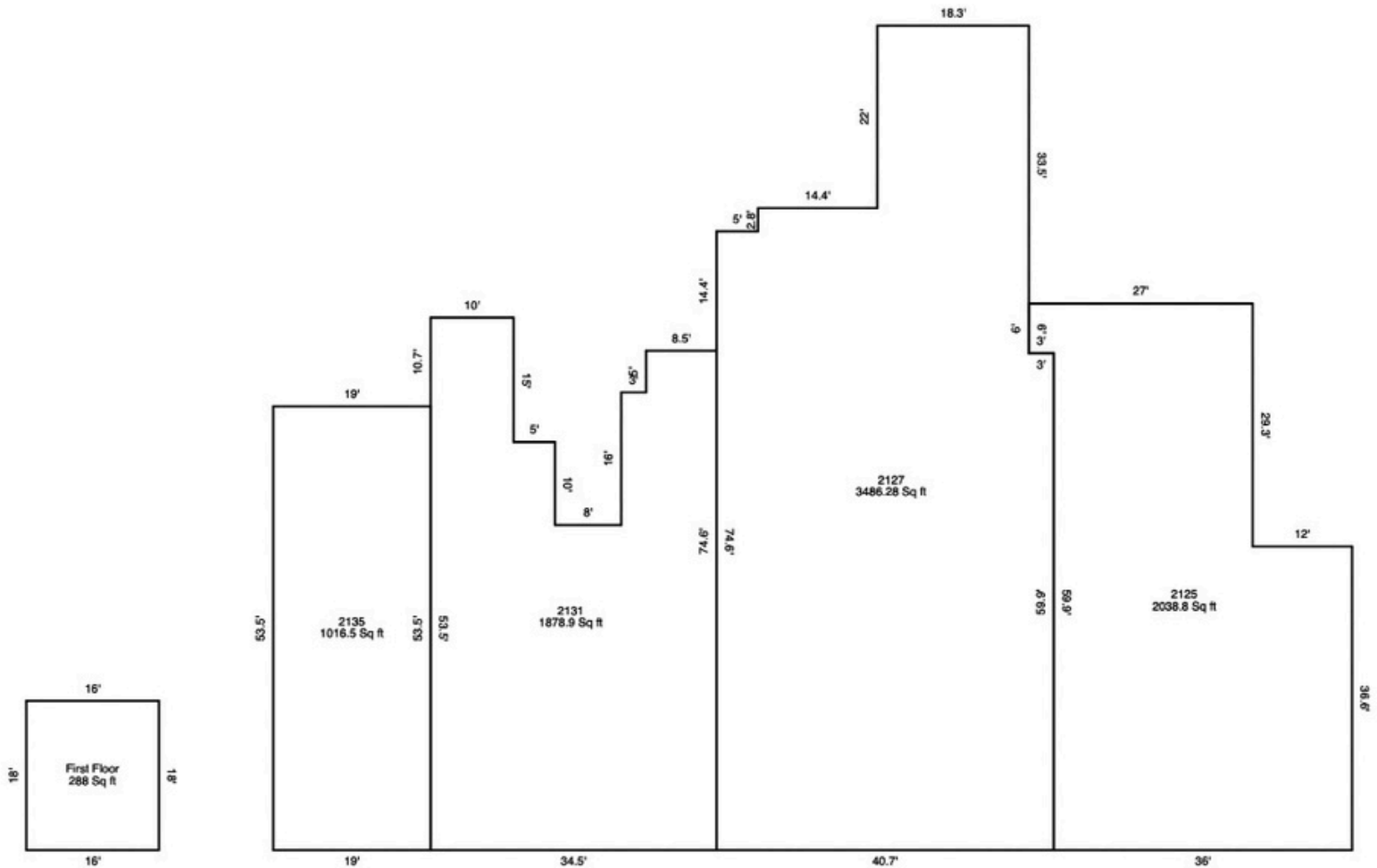
Located in the heart of The 39th Street District north of 39th Street between N Pennsylvania & N Barnes Ave.

- Being sold as-is
- New roof on entire structure in 2023
- Great walkability & increasing redevelopment in surrounding area
- Parking on the north and east sides of building
- Built in 1920
- Zoning: C-4

OFFERING SUMMARY

Sale Price:	\$1,175,000
Price Per Square Foot:	\$134.93
Building Size:	8,708+/-
Lot Size:	0.64 Acres

DEMOGRAPHICS	1mile	3mile	5mile
Total Households:	6,807	43,660	92,379
Total Population:	14,696	96,892	216,181
Average HH Income:	\$77,053	\$82,667	\$70,900



Floor plan - 8,708 SF