

MIXED-USE PROPERTY FOR SALE

QUADRAPLEX/OFFICE BUILDING



OFFERING SUMMARY

Sale Price:	\$970,000
Building Size:	3,100 SF & 3,300 SF
Lot Size:	35,284 SF
Number of Buildings:	4
Price / SF:	\$202.80
Cap Rate:	5.21%
NOI:	\$50,500
Year Built:	1948 & 1987
Zoning:	LC

PROPERTY OVERVIEW

An exceptional owner-user or investment opportunity with built-in income and long-term upside.

This truly unique property offers multiple, diversified revenue streams, featuring a fully leased commercial office building, a four-unit residential complex tucked behind the office, and two detached garages producing additional income as leased storage units.

The asset is 100% occupied, delivering immediate cash flow, with the office lease secured through June 2027 and the fourplex fully leased. An on-site well producing approximately 18 gallons per minute enhances operational efficiency and adds meaningful long-term value.

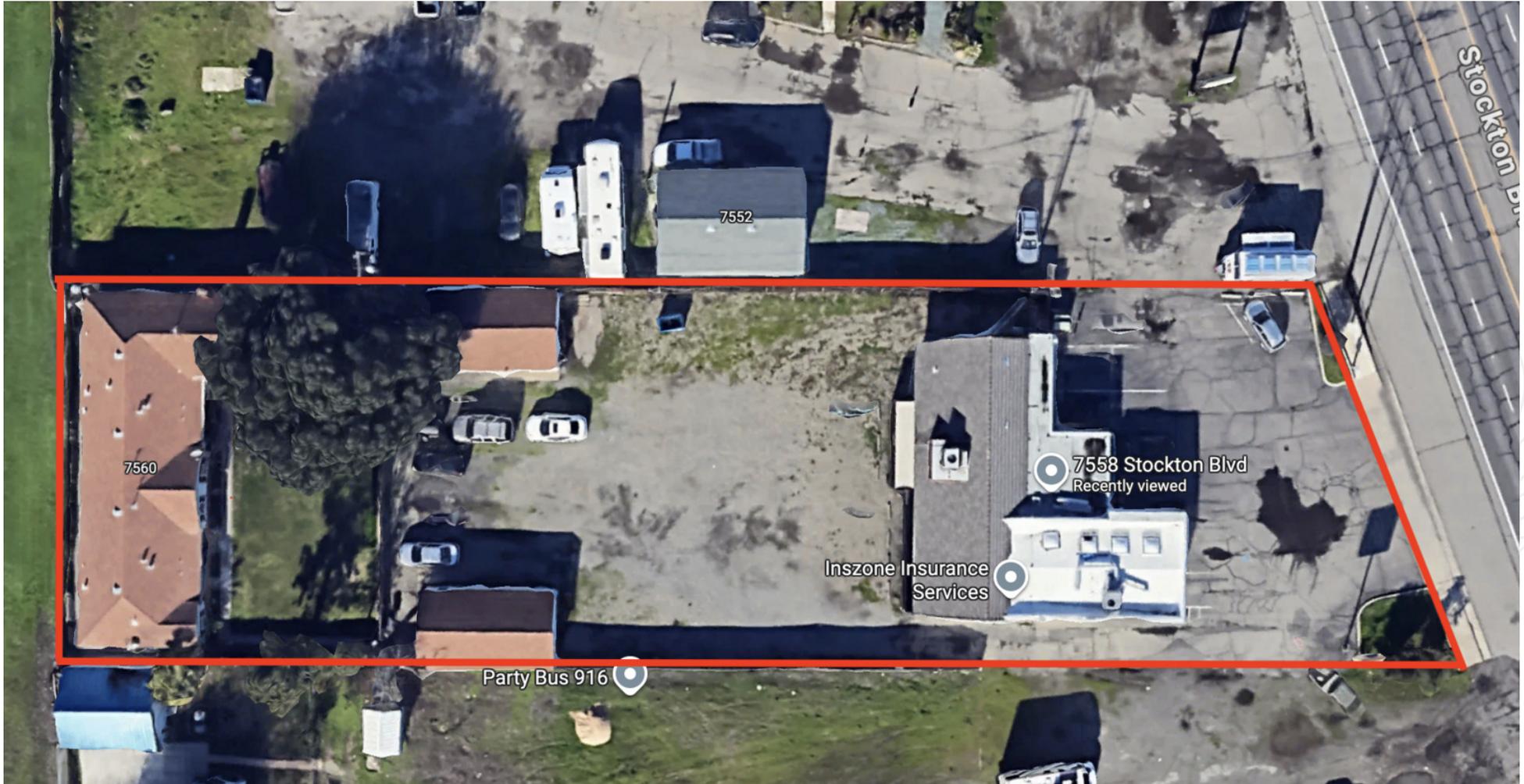
With strong in-place income, minimal turnover, and a rare mixed-use configuration, this is a one-of-a-kind opportunity for investors or owner-users seeking stability today with upside for tomorrow.

OWNER FINANCING AVAILABLE

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APPROXIMATE PROPERTY LINE



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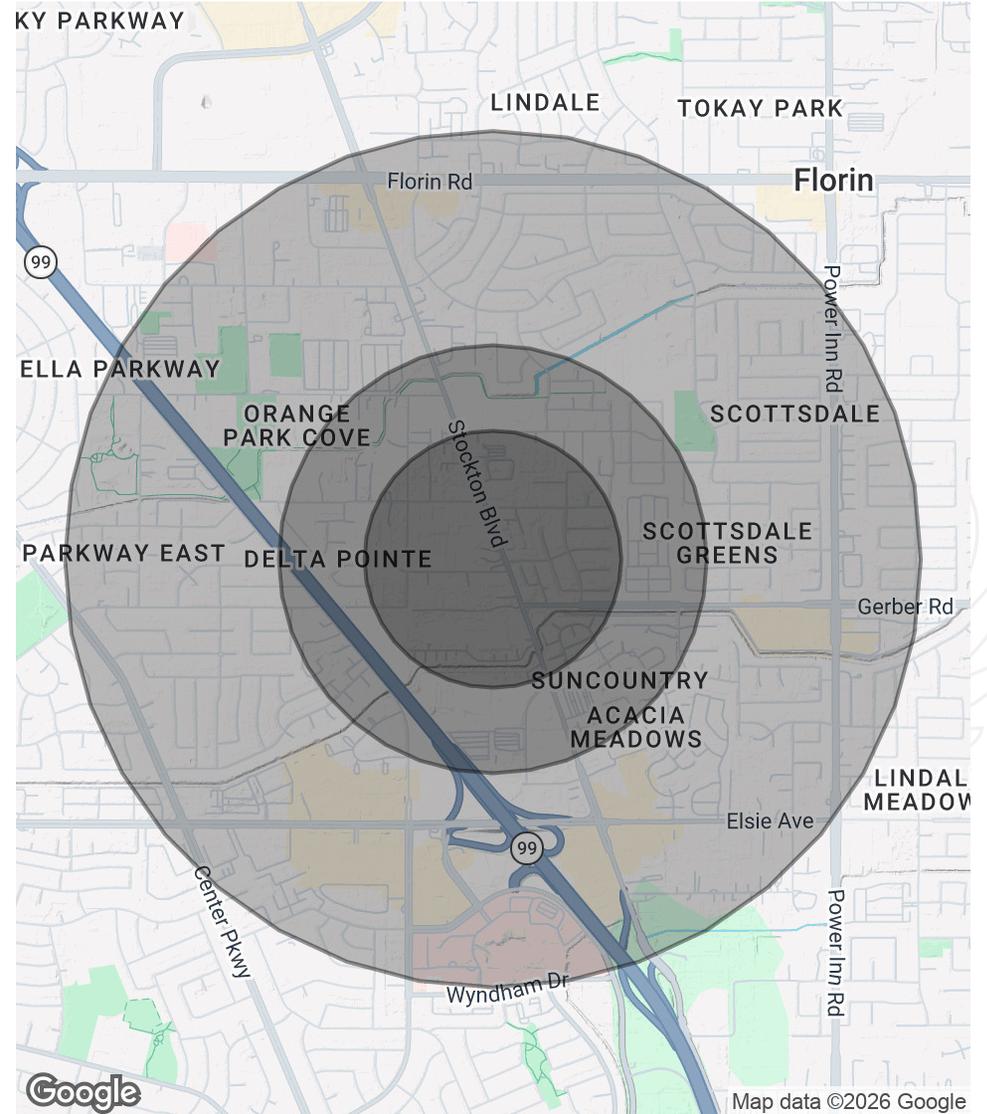
QUADRAPLEX/OFFICE BUILDING



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,250	5,380	24,315
Average Age	39	38	38
Average Age (Male)	37	37	36
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	415	1,690	7,708
# of Persons per HH	3	3.2	3.2
Average HH Income	\$70,185	\$72,504	\$76,514
Average House Value	\$265,078	\$302,840	\$383,542

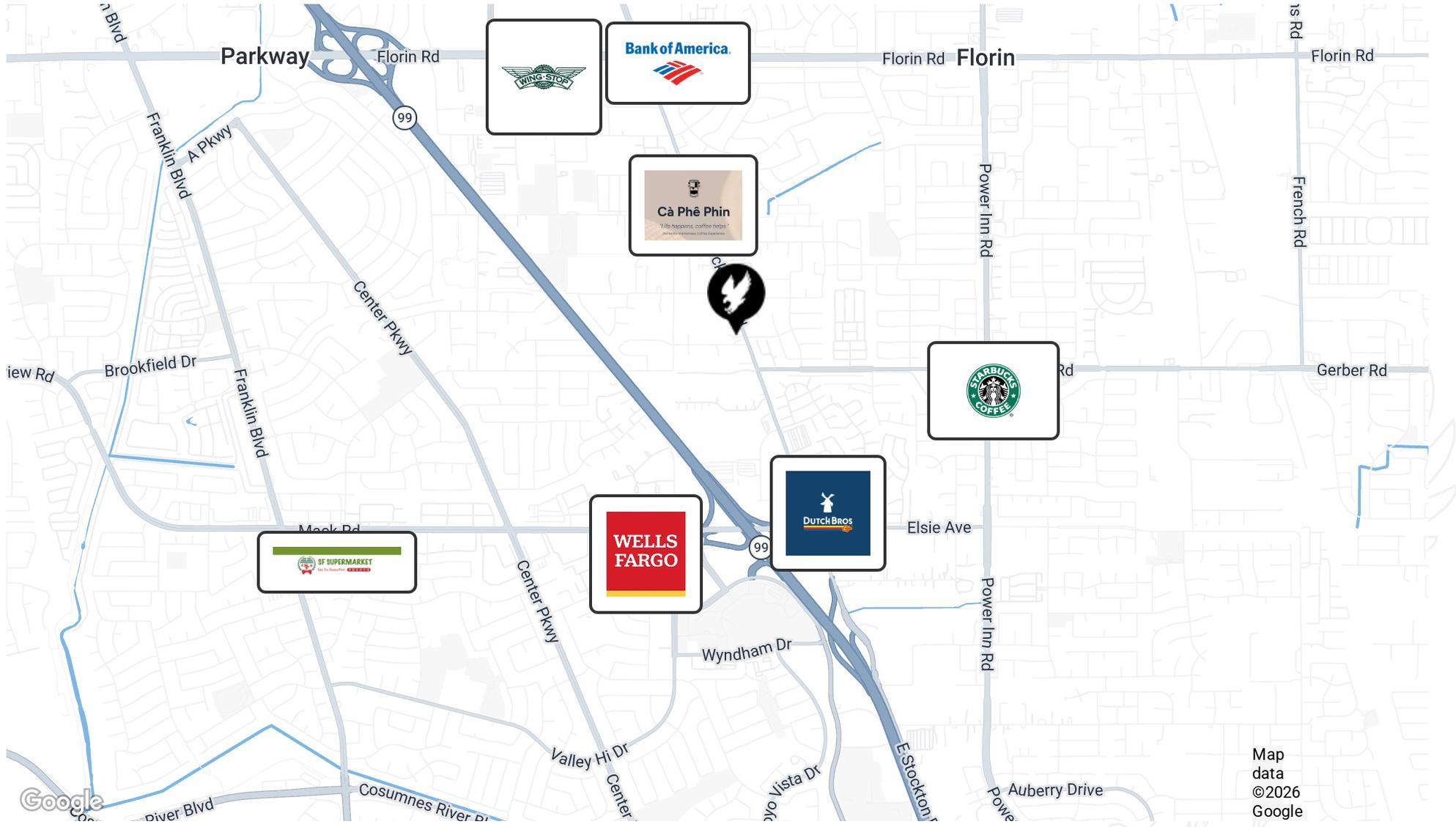
Demographics data derived from AlphaMap



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INVESTMENT OVERVIEW

	CURRENT
Price	\$970,000
Price per SF	\$203
CAP Rate	5.21%

OPERATING DATA

CURRENT (VALUES ARE APPROXIMATE)

Gross Income	\$84,000
Operating Expenses	\$33,500
Net Operating Income	\$50,500

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