

21 N 8th Street

\$499,900



1,110 sq.ft. office & 6,117 of sq. ft. shop space

Year Built: 1961

Total Finished Sq Ft: 7,227

Lot Size: 97 x 137

Property Taxes: \$4,756

Insurance (Hazard & FEMA): \$4,892

Rents: 4/1/24-3/31/25 \$4592

4/1/25-3/31/26 \$4730

4/1/26-3/31/27 \$4872

This meticulously maintained shop property is being sold with a great tenant with a lease through 3/31/27. The building features a front office of approximately 1110 SF that offers 4 offices, a large meeting space and bathroom. Behind the office are 2 enormous shop bays that are connected by an interior overhead door. The South side of the shop has a 16' overhead door, is heated, and has a new sand/oil sediment separator just installed. The North bay is not heated, and has a large overhead door on the West end. Behind the building is a gated private lot with approximately 1300SF of paved parking. If you're looking for passive income on a great commercial property, or have plans to grow your business into a new space in the future then this is a great candidate in either case!

Seller reserves the right to make changes including but not limited to specifications, features & prices without prior notice.
Information herein deemed reliable but is not guaranteed.



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