

TOP 5 USE SCENARIOS

1. Creative Office / Studio HQ

Ideal for design firms, architecture studios, media production, marketing agencies, or tech-adjacent creatives who want visibility without Class A pricing.

- Open layout with non-load-bearing walls allows modern reconfiguration
- High ceilings support collaborative, loft-style interiors
- Street exposure supports brand presence

Why it works: Creative users value authenticity, flexibility, and visibility over polish.

2. Showroom + Office Hybrid

Perfect for flooring, cabinetry, lighting, furnishings, specialty retail, or trade-oriented businesses that need both display space and back-office functionality.

- Front-facing visibility for showroom impact
- Rear parking and functional access support operations
- Adaptable interior supports phased build-out

Why it works: These users benefit directly from a main-street location and flexible zoning.

3. Specialty Service / Trade-Based Business

Well suited for contractors, design-build firms, engineering services, specialty repair, or technical services.

- 220v power supports equipment needs
- Private rear parking is a major operational advantage
- LBSP1 zoning allows a wide range of service uses

Why it works: These buyers prioritize function, access, and cost efficiency—not cosmetic perfection.

4. Light Production / Maker Space

An excellent option for small-batch production, labs, fabrication, or artisan manufacturing paired with office or client-facing space.

- Ceiling heights and layout support flexible workflows
- Zoning allows commercial activity with adaptability
- Central location supports staff access and distribution

Why it works: Buyers priced out of industrial zones often seek hybrid spaces like this.

5. Investor Repositioning / Adaptive Reuse

Attractive to investors seeking value-add opportunities with flexible exit strategies.

- Strong zoning (LBSP1) supports multiple future use paths
- Lot size and layout allow creative rebranding
- Price point reflects repositioning opportunity

Why it works: This is an asset that rewards vision and strategic improvement.