

✓ **Main-Level Commercial Space (all completed over the last 3 years)**

- Heated/cooled with electric **mini split / heat pump**
- **In main shop area: raised ceiling, new flooring, exposed brick, new can lighting, new outlets**
- **New facade**
- **Renovated ½ bath** on the main floor (employees only)
- **New drop ceiling** in back work room
- **New stainless steel sink**
- **Back cooler with shelves** added
 - **If buyer doesn't want the walk-in cooler, seller will remove it**
- **Security system** installed with cameras & outdoor speaker facing sidewalk
- **New doors** in back room
- **Main roof replaced in 2022**
- **Back flat roof patched in 2025**

✓ Upper-Level Apartment

(Potentially eligible for *grant funding* to renovate!)

- **Separate entrance**
- Original **hardwood floors** ready to be refinished
- **One front bedroom with French doors**
- Kitchen area
- **Full bathroom**
- **Second bedroom** in the back
- **Washer/dryer room**
- **Storage room**
- **Rooftop deck**
- Multiple **storage closets**
- Heated with **electric baseboard**

✓ Parking

- **Garage space in alley rented for \$40/month** (one spot)
- **Free public parking** nearby