

Property Summary



PROPERTY DESCRIPTION

Impeccably maintained second floor office condominium comprised of reception area, private office (expandable) and workstation area (could be a conference room or second private office), kitchenette, restroom and storage closet. Generous window line and skylight provide an abundance of natural light.

PROPERTY HIGHLIGHTS

- Recent improvements to the Complex include updated fire alarm system, exterior fiber cement board siding and new roof
- Wi-Fi Thermostat (smart phone controlled)
- Toshiba Strata CIX40 phone system w/ 4 phones (negotiable)
- All furniture including custom desk units (negotiable)
- Real Estate Taxes \$1,685 (2024)
- Condominium Fee \$248.68/month (2024)
- Trash removal and water included in condo fee
- Minutes from many major roadways
- Walking distance to Chester Vallev Trail

FRANK ENGLUND

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OFFERING SUMMARY

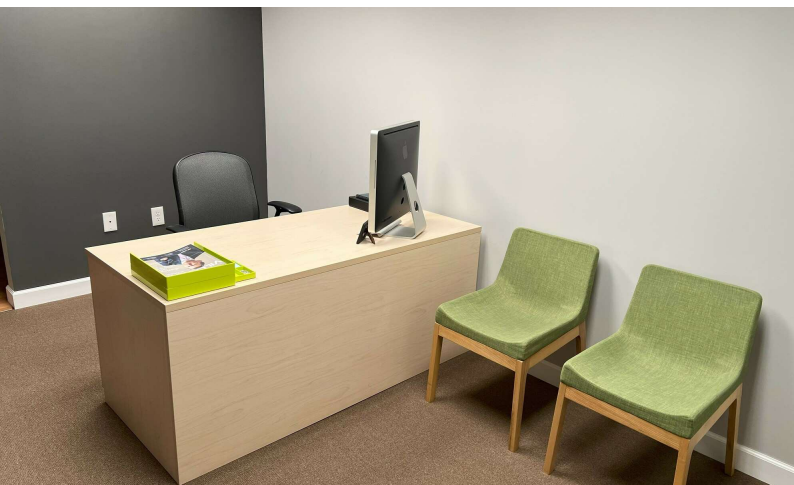
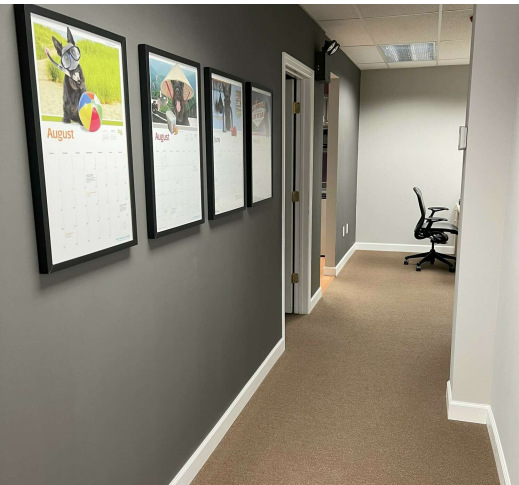
Sale Price:	\$199,900
Building Size:	1,073 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	391	1,438	2,748
Total Population	1,045	4,051	8,182
Average HH Income	\$156,669	\$156,304	\$159,322



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Additional Photos



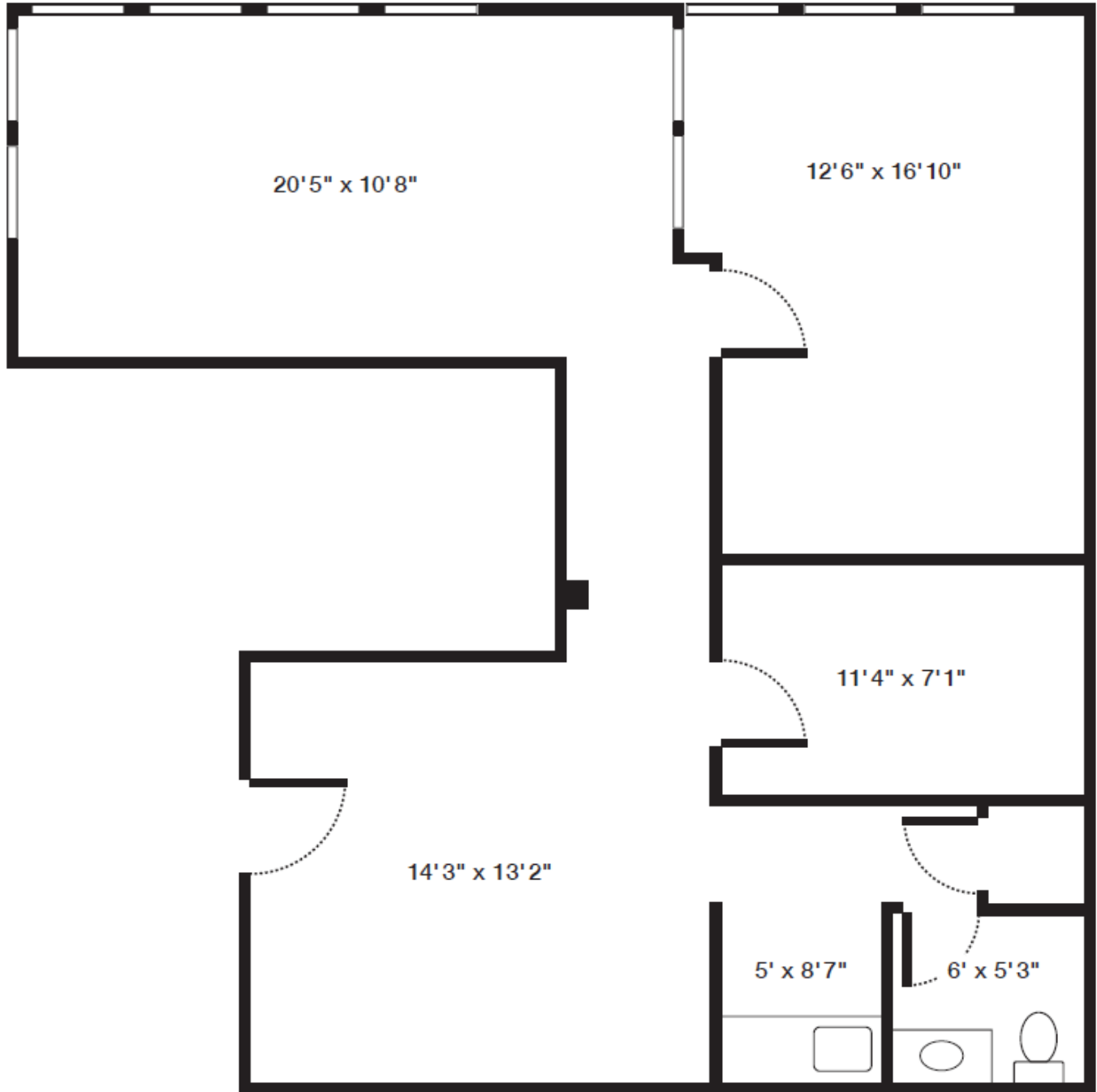
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Floor Plan



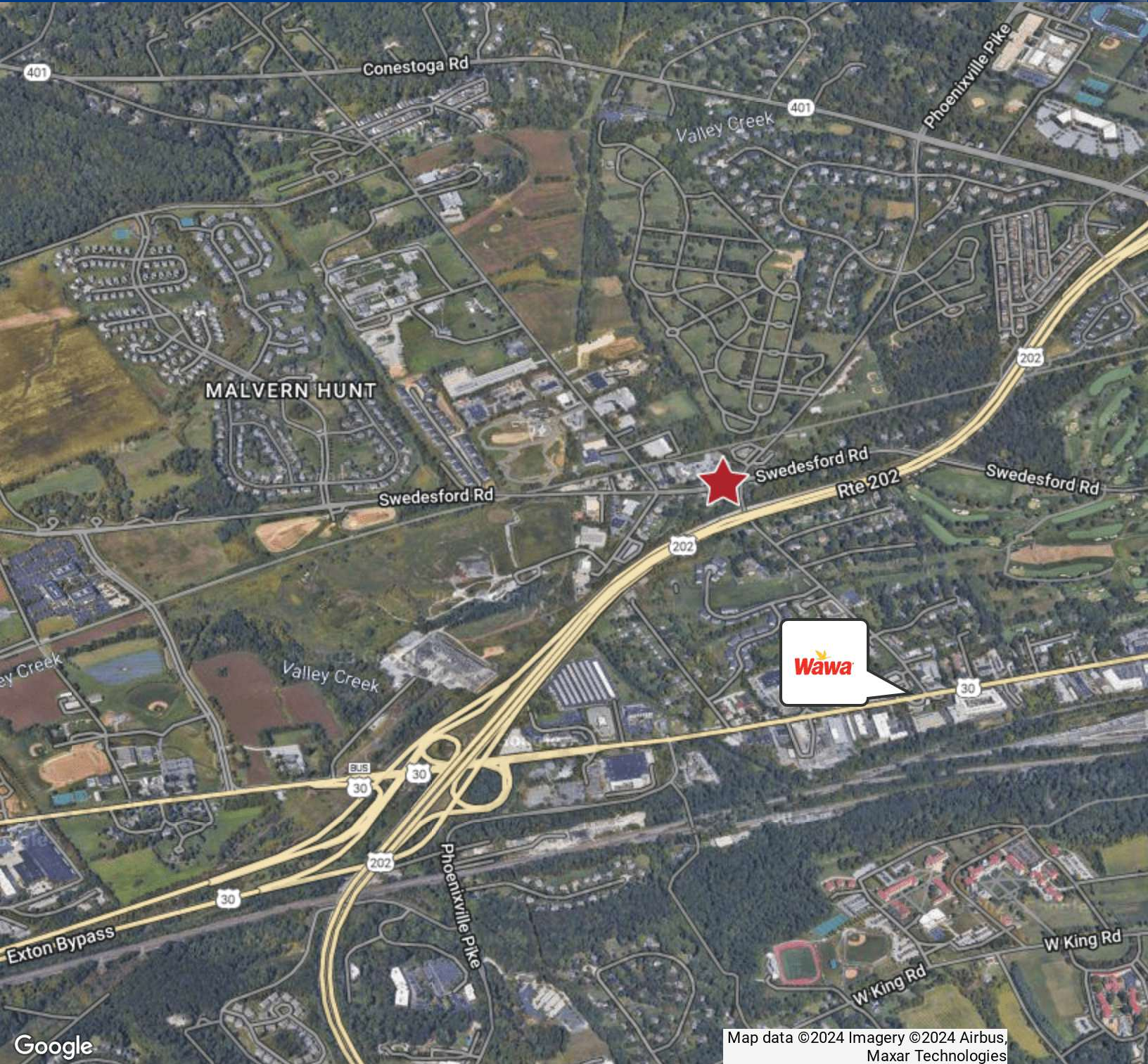
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Location Map



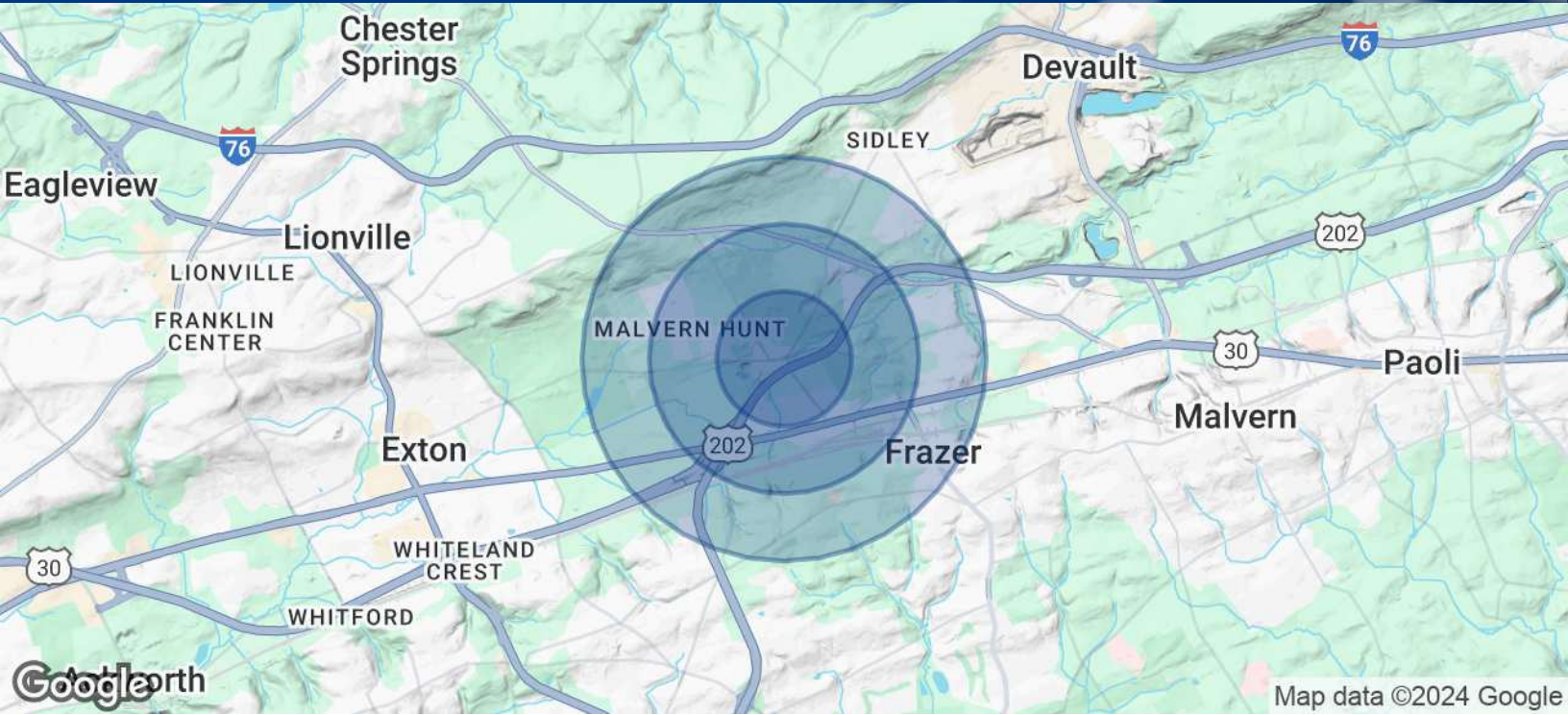
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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,045	4,051	8,182
Average Age	35.8	35.0	35.2
Average Age (Male)	39.0	36.7	34.9
Average Age (Female)	33.5	34.2	36.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	391	1,438	2,748
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$156,669	\$156,304	\$159,322
Average House Value	\$459,490	\$462,311	\$466,526

2020 American Community Survey (ACS)

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