



# RARE LAKESHORE AVE INVESTMENT OPPORTUNITY

COMMERCIAL  
REAL ESTATE



STREET VIEW

Exclusive Marketing Rep

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This is a '5-star' location at the heart of Lakeshore Avenue. Two of the three spaces are currently occupied on month-to-month leases with tenants that would like to stay in place. There is one vacant space of 2250 rentable SF that was previously a restaurant use and has minimal food use infrastructure in place. A new owner user could occupy 51% or all the property qualifying for SBA financing. Or an investor could lease the space and have a preforming asset.

## \$2,300,000

**ALL CASH DUE SELLER AT COE**

All information herein is offered in good faith and deemed accurate, but not guaranteed.