



FOR SALE

FEATURES

- \$499,000
- Great Owner/Occupant Investment
- Located at main entrance to Wyndhurst at the Summit
- Two separate units each separately metered utilities
- High traffic area
- Walking distance to restaurants, shopping, medical, YMCA
- Lower level built out as offices with 2 restrooms, conference room
- Great for office or medical use
- Upper level currently being rented (no stairs, walkin level)

DEMOGRAPHICS*

*Detailed demographics upon request

	1 mile	3 miles	5 miles
Population	6,920	43,530	90,360
Avg HH Income	\$89,990	\$84,220	\$86,005



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