



RARE OWNER USER OPPORTUNITY FOR SALE

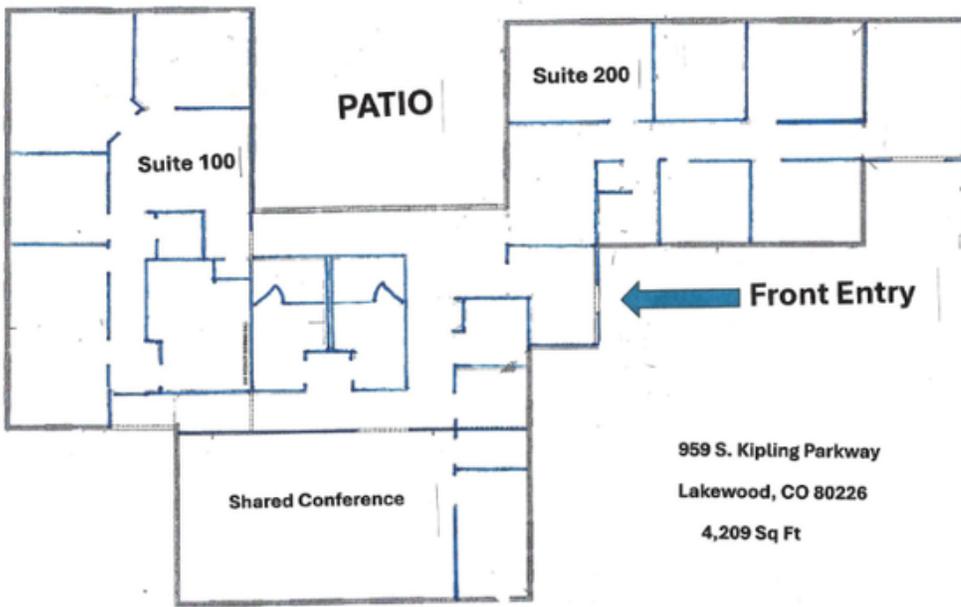


SINGLE STORY STAND ALONE BUILDING 4,209 SF

BEAUTIFULLY LANDSCAPED

AMPLE PARKING WITH EXTERIOR SIGNAGE

OFFERED AT
\$ 1,365,000



Features

- Ample Parking
- Exterior Signage
- Beautifully Landscaped
- Executive Offices with Patio Access

Stand Alone 4,209 sf Office Building

Beautiful 4,209 square foot office building with two separate 1,250 sf suites.

Large shared common area with foyer/lobby, large executive boardroom/training room, kitchen, storage, and two restrooms.

Suite 100- Reception, 3 offices on glass, conference room (converts easily to 2 additional offices), storage, and restroom.

Suite 200- Reception, 5 offices on glass, large storage (accessible from the suite AND outside), 1 restroom.

959 S. Kipling Pkwy Expenses:

Building Maintenance	20,942.90
Office Building Insurance	4,877.00
Property Taxes	21,314.16
Security & Fire Monitoring	1,110.00
Utilities	4,414.63
Total Building Expenses:	52,658.69



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