

User/Investor Opportunity

FOR SALE/LEASE PROPERTY SPECIFICATIONS

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|---------------------------|--|
| Description: | Retail/Office Building & Residential Home |
| Building Sizes: | Retail/Office Building 1st Floor: 3,190 SF Partial Basement: 2,272 SF Residential Building 1st Floor: 1,854 SF Partial Basement: 552 SF 2-Car Garage |
| Land Size: | 1.22 Acres |
| Year Built: | 1956 |
| HVAC System: | Gas Forced Air/Central Air |
| Power: | 200 Amp - Building #1 |
| Ceiling: | 8' Plus Vaulted in Waiting Area |
| Parking: | 24 Spaces |
| Possession: | Closing |
| Sewer/Water: | Building #1: City Building #2: City Water & Septic |
| Zoning: | Business - Commercial |
| Real Estate Taxes: | \$12,220 (2018) |
| Sale Price: | \$495,000 \$425,000 |
| Lease Price: | \$3,100/mo gross |



PROPERTY OVERVIEW Retail/Service/Office & Residential Home

- Route 25 frontage
- Great user/investor opportunity

Retail/Office Space Includes:

- **Dental office** - which includes reception area, lab, offices, break room, 2 bathrooms plus 8' clear basement
- **Current hair salon** on month-to-month lease. Improvements include 3 stations, 2 dryers & 3 wash bowls, bathroom

Residential space Includes:

- 3 bedrooms, 2.5 baths, living room, dining room, finished basement and 2-car garage
- Located in a business development district
- **PIN:** 03-24-302-020

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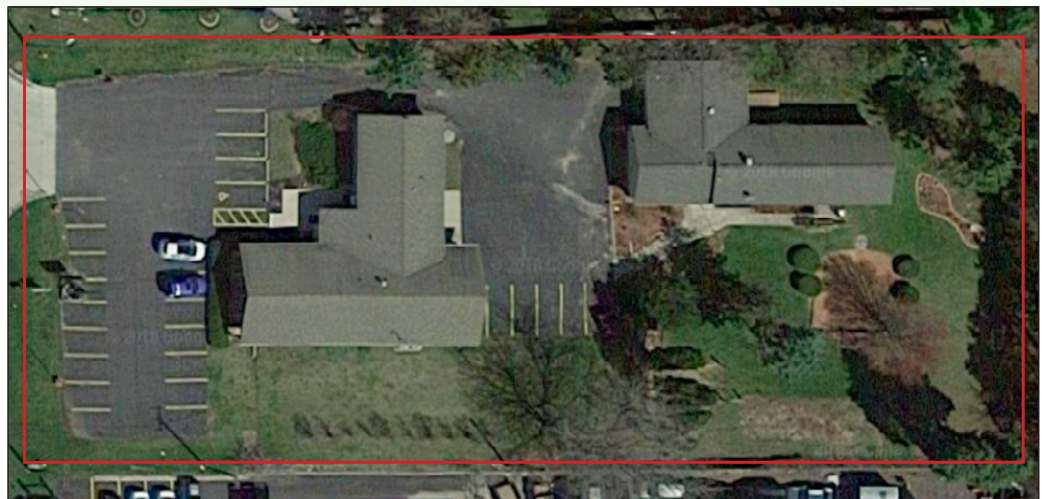
Building #1



Building #2



Monument Signage on Rte 25



Aerial View Of Property

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