

OWNER PLANNING  
2020 RETIREMENT



## Historic Building For Sale Redevelopment Opportunity

### FOR SALE PROPERTY SPECIFICATIONS

<b>Description:</b>	Retail/Office
<b>Building Size:</b>	4,750 SF
<b>Land Size:</b>	9,238 SF
<b>HVAC:</b>	Gas Forced Air/Central Air
<b>Electric:</b>	200 Amp
<b>Sprinklered:</b>	No
<b>Floors:</b>	Two
<b>Sewer/Water:</b>	City
<b>Parking:</b>	2 on site plus street
<b>Possession:</b>	Closing
<b>Zoning:</b>	B1 Central Business District
<b>Real Estate Taxes:</b>	\$8,736.04 (2017)
<b>Business For Sale:</b>	Call Broker For Details
<b>Building For Sale:</b>	<del>\$469,000/\$98.50 PSF</del> <b>\$395,000/\$83 PSF</b>

### PROPERTY OVERVIEW Retail/Office/Restaurant 4,750 SF

- Located in downtown Hampshire
- **Profitable business also for sale - a retail fabric, quilting and sewing machine sales and service center**
- Potential uses include retail, restaurant, office, residential, medical, or church
- Multiple entrances for separate uses
- Building newly painted and landscaped
- First floor has large open retail space, 2 showrooms, bathroom and break room
- Second floor has 2 classrooms, workshop area, 1 office, storage area and restroom
- Building is handicap accessible inside and out to the first floor, and includes ADA compliant restroom
- Hampshire is in the process of redeveloping its downtown, and the Village is offering facade grants
- PIN# 01-21-482-011

CONFIDENTIAL LISTING - PLEASE DO NOT DISCUSS WITH EMPLOYEES

#### Presented By:

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