



Multi-Tenant Victorian Office Investment

LIST PRICE: \$1,750,000 (\$281/SF)

PROPERTY OVERVIEW

Building Size:	6,233 SF
Lot Size:	4,000 SF
Year Built:	1893

PROPERTY FEATURES

- G-RO-3 (General Residential/Office - up to 3 Stories)
- Extensive Remodeling
- 11 Offices, 2 Conference Rooms, Three Bathrooms, Break Room/Kitchen
- 100% Leased Primarily Medical (Psychology, Chiropractic, Skin Care, etc)
- On-Site Private Parking
- Originally Built by the Zang Family of Zang Brewery Fame
- Old World Charm with Modern Amenities
- Extensive Oak Trim, and High Ceilings

For more information, please contact:

NICK SCHILL

Senior Advisor

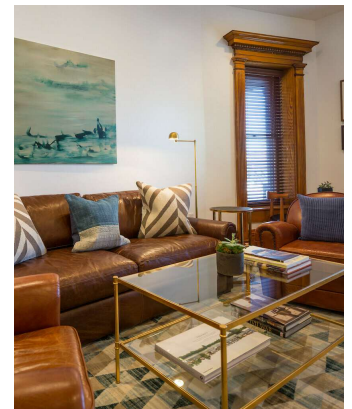
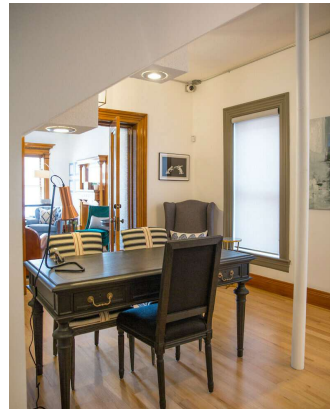
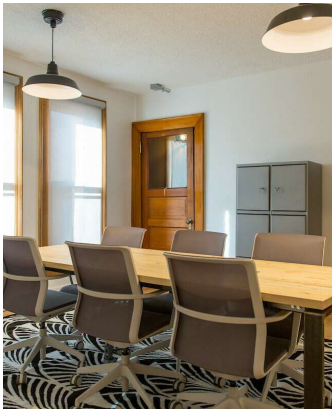
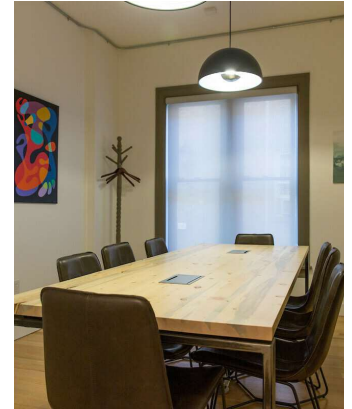
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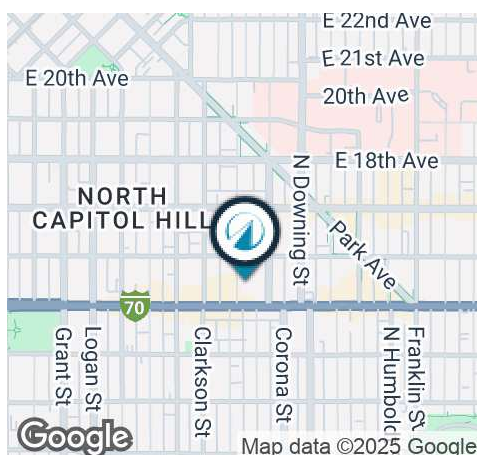
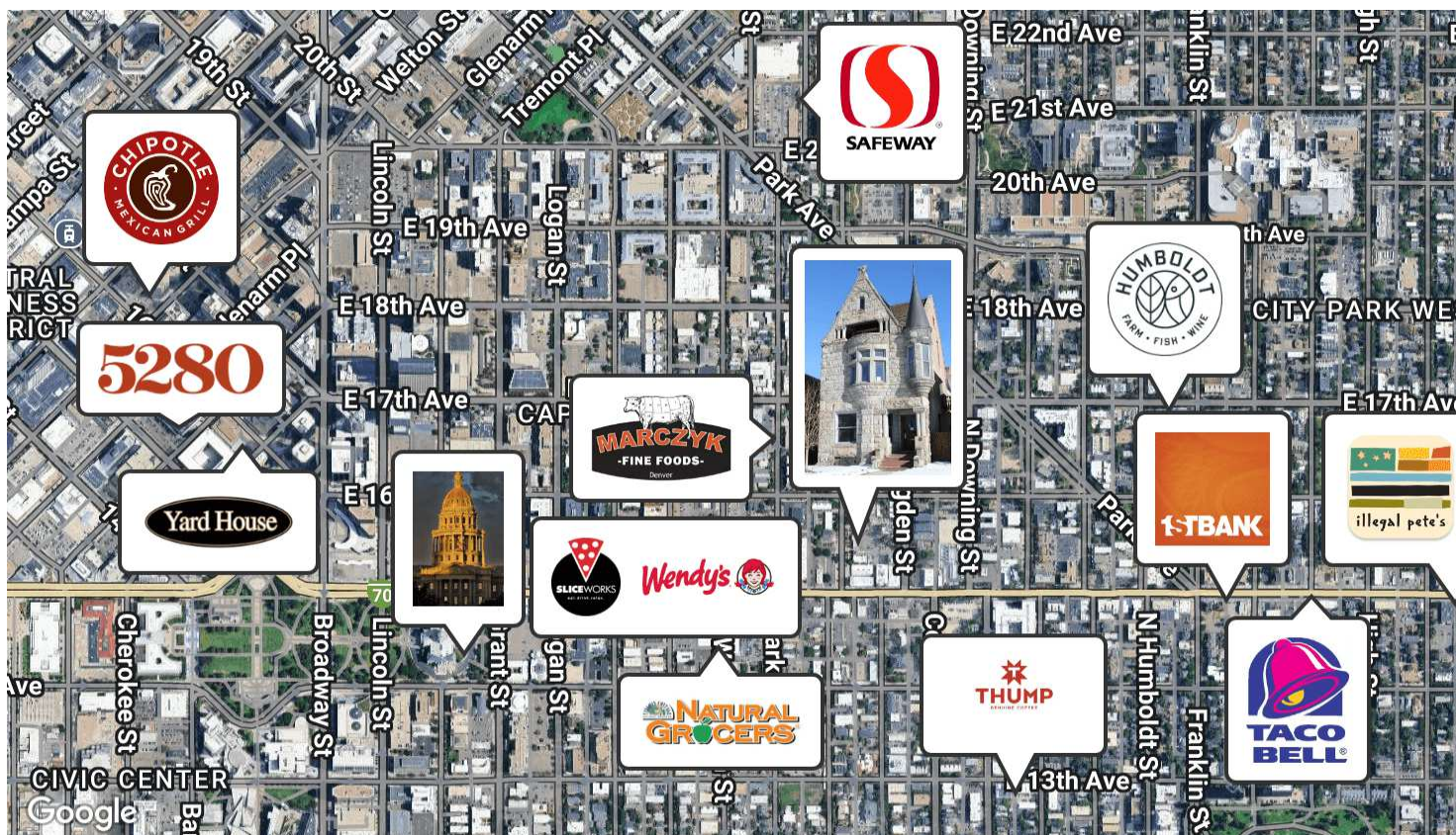
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AREA DEMOGRAPHICS:



Population

1 Mile	2,715
3 Mile	15,297
5 Mile	47,908



Households

1 Mile	1,855
3 Mile	10,138
5 Mile	30,712



Average HH Income

1 Mile	\$82,019
3 Mile	\$72,747
5 Mile	\$87,878

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