



## FOR SALE

### Property Description

Loft Office, warehouse, production, service, wholesale, retail, multi-family, event space, etc. Fully leased with a good mix of long-term tenants. Can be combined with 3319 Elston Avenue for almost 100,000 SF and full block.

### Property Details

SALE PRICE: **\$7,495,000**

PROPERTY TAX: \$74,951

ZONING: C1-2

BUILDING SQ FT: 76,323

SITE SQUARE FEET: 50,411

SITE DIMENSIONS: 304X153

GROSS INCOME: \$695,478

ANNUAL EXPENSES: \$281,275

ANNUAL NET OPERATING INCOME: \$414,203