



## FOR SALE

### Property Description

Development site on Central Ave. Long-time Owner. Zoning is B3-1. The property is currently a Funeral Home with a 2 bedroom apartment on the second floor. Well maintained interior, full basement, pass & freight elevator, 2 drive-in doors/garage. Short walk to Community First Hospital.

### Southern Site

Land size-25,850 SF; Building size-15,684 SF. 206 Feet of Frontage along Central.

### Northern Site

Land size-22,500 SF Parking lot with 1,860 SF Garage. 180 Feet of Frontage along Central.

### Property Details

SALE PRICE: **\$2,350,000**

ZONING: B3-1

SITE SQUARE FEET: 48,350