



### FOR SALE

#### Property Description

8,500 SF Single story brick structure previously built-out as a day care center. Fully sprinklered building with a lobby, 8 rooms, kitchen, 3 restrooms, storage and mechanical rooms. 24 parking spaces. Prime location and access to I-290. Sold in as-in condition. 0.53-acre parcel zoned B-1. All reasonable offers will be entertained.

#### Property Details

SALE PRICE: **\$349,000**

PROPERTY TAX: **\$28,384**

ZONING: **B-1**

BUILDING SQ FT: **8,500**

SITE SQUARE FEET: **25,000**









