



OFFICE / WAREHOUSE

**Office Building and Warehouse with Roll Up Door
Sale Price: \$800,000.00 (\$70.10/SF)**

Property Highlights

- Owner/User building for sale - all leases in place are less than 1 year in length
- Office building containing 1,006 SF warehouse with roll up door
- Located just east of Kolb Road on the north side of 22nd Street
- Excellent building for a non-profit or not-for-profit
- Located near bus stop
- **DO NOT DISTURB TENANTS**

Property Details

Available	11,412 SF Office/Warehouse
Lot Size	23,575 & 4,031
Tax Parcel No.	134-16-1970 & 134-16-198D
Zoning	O-3
Property Taxes	\$9,268.32 (2021)
Built	1962



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Floor Plan



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Property Photos



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