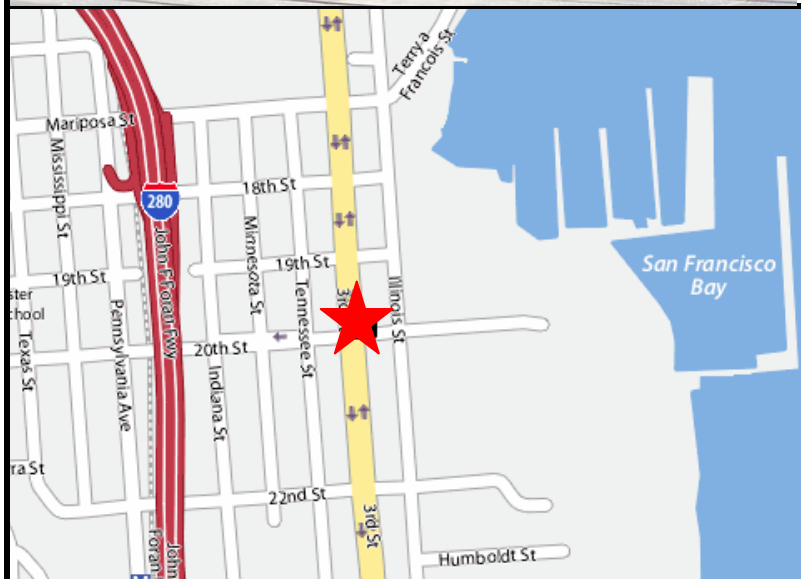


For Sale – 9 Unit Mixed-Use Property



2295 3rd Street Add Value Opportunity

Property Features:

- Corner location (3rd @ 20th Street)
- Exciting Dog Patch/Third Street neighborhood
- Four (4) residential units
- Five (5) commercial units
- Owner/User opportunity
- Land use: F2
- Zoned: M-2
- Height Limit: 50-x
- 16,259+/- sf.
 - 5,490+/- sf. – lower level
 - 5,148+/- sf. – first floor
 - 5,621+/- sf. – second floor
- Lot Size: 6,000+/- sf. (60'x100')

Offering Price: \$2,850,000.00

For more information and tours contact:

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