

FOR SALE or LEASE

Commercial / Office Space 2,000 SF

2,000 SF commercial condo facing recently widened Route 31 in popular Trinity Commons. Space could be office, retail or converted to showroom/warehouse (ceilings are 18'). 2 bathrooms and kitchen area. See attached layout. Access to rear dock has been closed off. Buy for only \$64.95 PSF or lease for \$1,600/month gross. Association dues are \$262.53/month.



**SALE PRICE
REDUCED!**



PROPERTY SPECIFICATIONS

Description:	Commercial/Office Condo
Building Size:	65,000 SF
Land Size:	Condo
Year Built:	1996
HVAC System:	Gas Forced Air / Central Air
Electric:	200 amp 3 phase
Sprinklered:	Yes
Washrooms:	2 Handicapped
Floors:	Carpet/Tile
Ceiling Height:	9'
Possession:	Negotiable
Parking:	Common
Sewer: Septic	Water: Well
Zoning:	B4
Real Estate Taxes:	\$4,787.48 (2014)
CAM:	\$262.53/month
Lease Term:	2-5 years
Lease Price:	\$1,600/mo gross (\$9.60 PSF)
Sale Price:	\$135,000 \$129,900 (\$64.95 PSF)

Loopnet: (Sale) 18591431
(Lease) 18591446

MLS: 08891486

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$129,150	\$91,534	\$96,430
Population	2,618	56,189	151,591
TRAFFIC COUNTS: 23,500 cars per day			



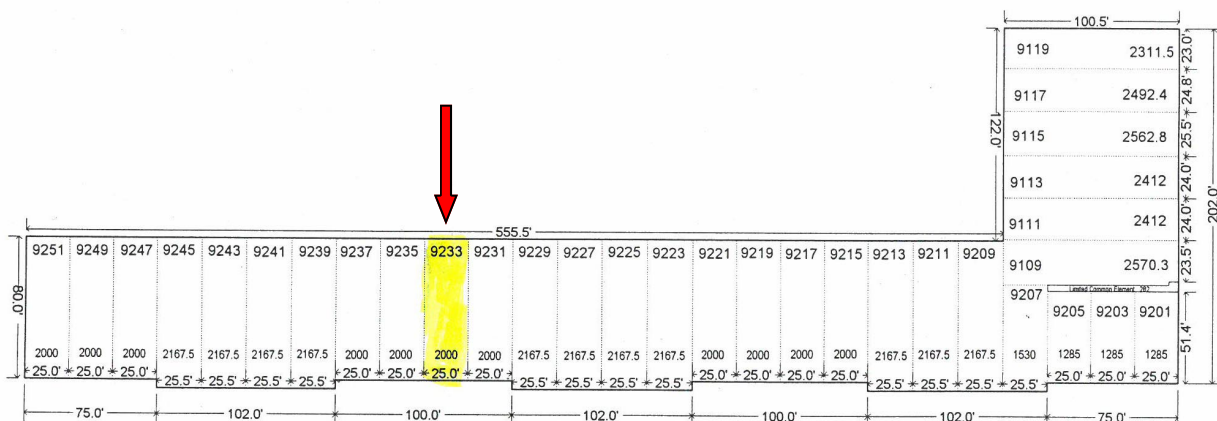
Directions: From Rt. 14, go south on Rt. 31 past Rakow Rd. Property just south of Trinity Drive.

PIN: 19-22-127-025

September 25, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer or sub-agency is being made.

2,000 SF Commercial/Office Condo



- Industrial
- Commercial
- Office
- Land
- Business

