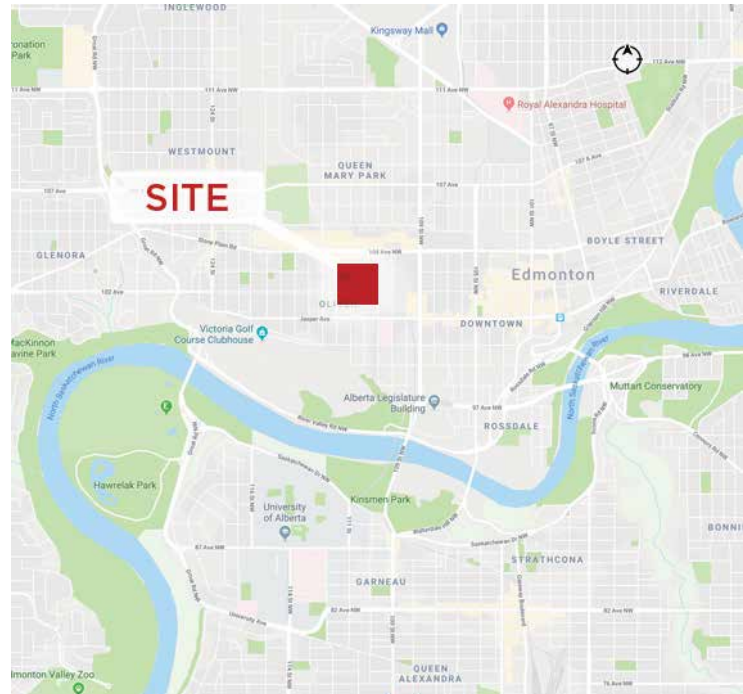




4,905 sq. ft. Available Office Space
Owner/User Investor Condo

Property Highlights

- Ideal 4,905 sq. ft. owner/user investor condo
- Excellent central location in the Oliver neighborhood
- Second floor space that is well developed with some income in place
- Seven (7) parking stalls, (5 surface)
- Recent upgrades include modernization of the elevators, new fire panel upgrade in front lobby, and LED lighting in the common areas
- In 2009 the condo was renovated with new HVAC systems, lighting, telephone, computer wiring (Cat 5) and a new AC was installed in the server room



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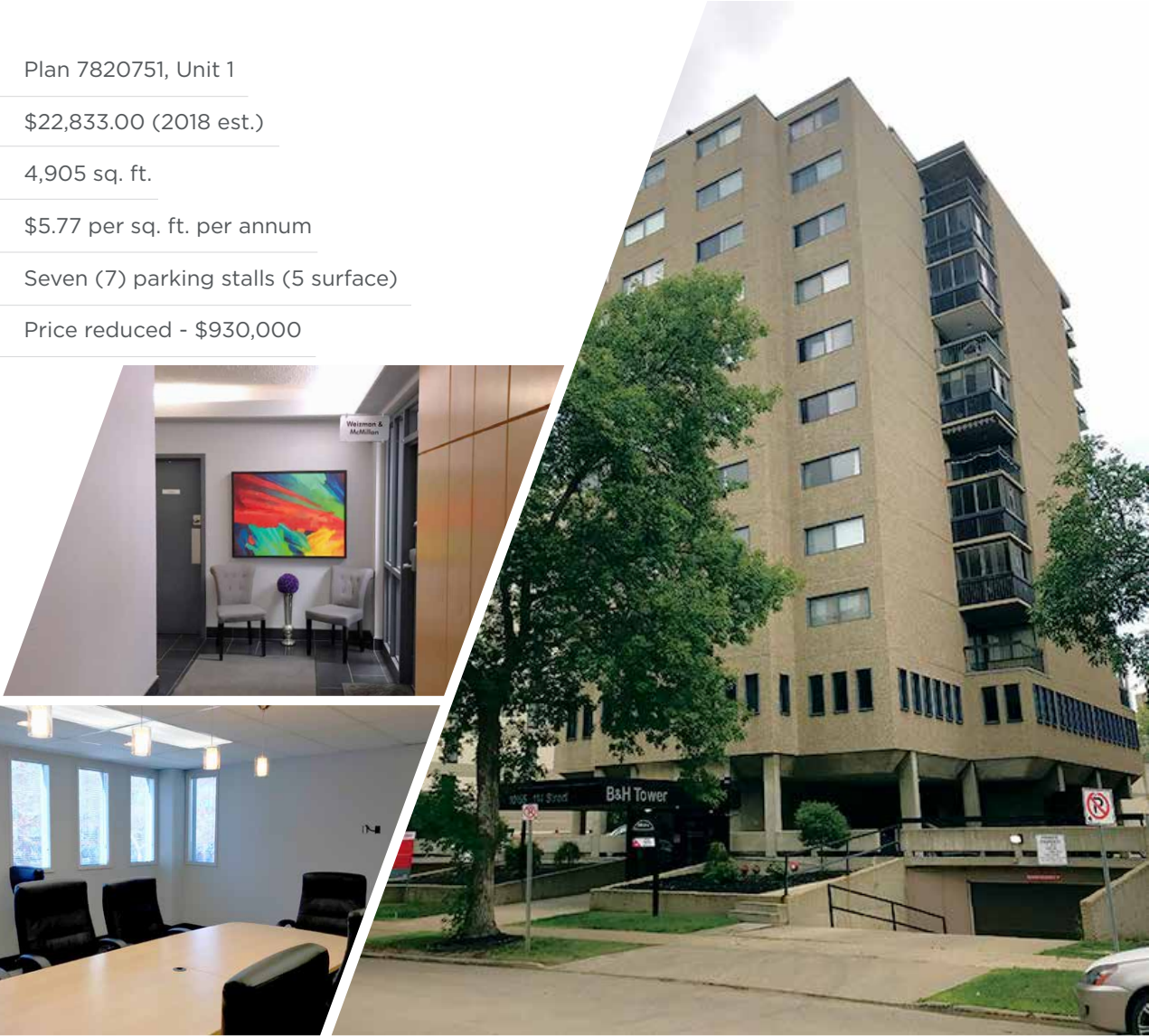
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Property Details

Legal Address:	Plan 7820751, Unit 1
Property Taxes:	\$22,833.00 (2018 est.)
Available Space:	4,905 sq. ft.
Condo Fees:	\$5.77 per sq. ft. per annum
Parking:	Seven (7) parking stalls (5 surface)
Asking Price:	Price reduced - \$930,000



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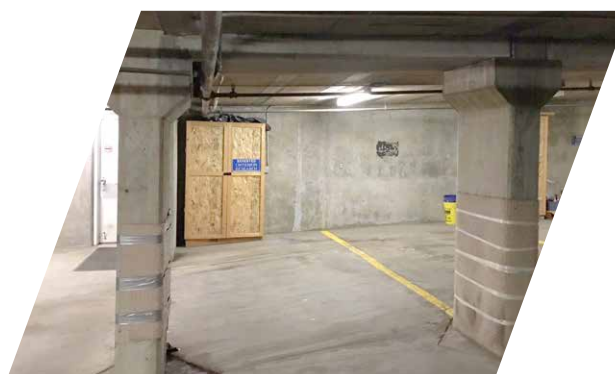
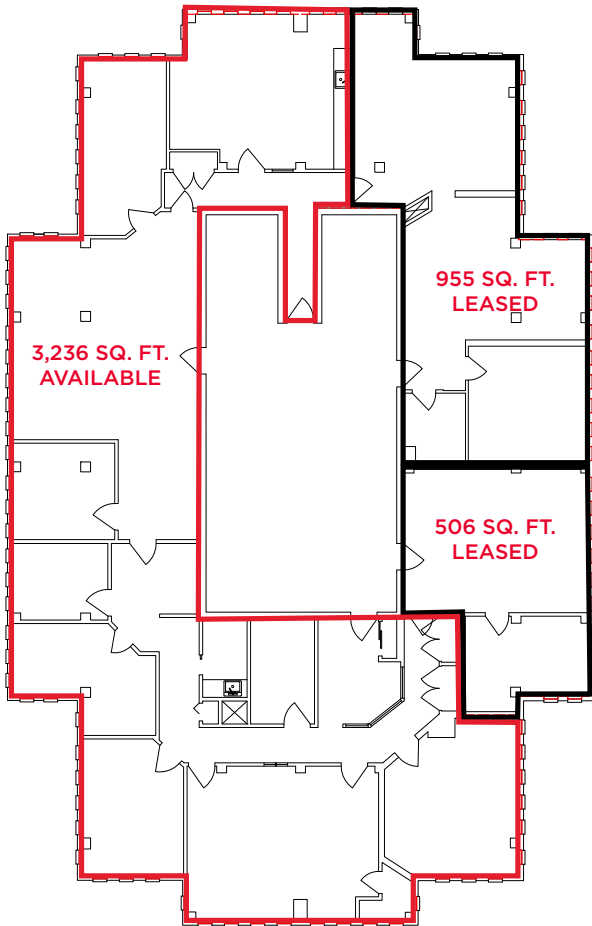
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Floor Plan



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