

Information Sheet

Zoned C-2 (General Commercial)

Lot Size: .30 acres

Remodeled exterior by L&L Contractors (1 month ago)

New roof (approx. 4 months old)

Gutters with Leaf Guard protection

New windows by Window World

3 entrances, plus rear office/storage with private access

Upgraded NCA security system

Brand new fiber internet

Panel-lit pole sign hardwired with interior control

New interior flooring and bathroom

Property 2: Adjacent Vacant Lot

Approx. .43 acres

Zoned C-2, ideal for expansion or new development