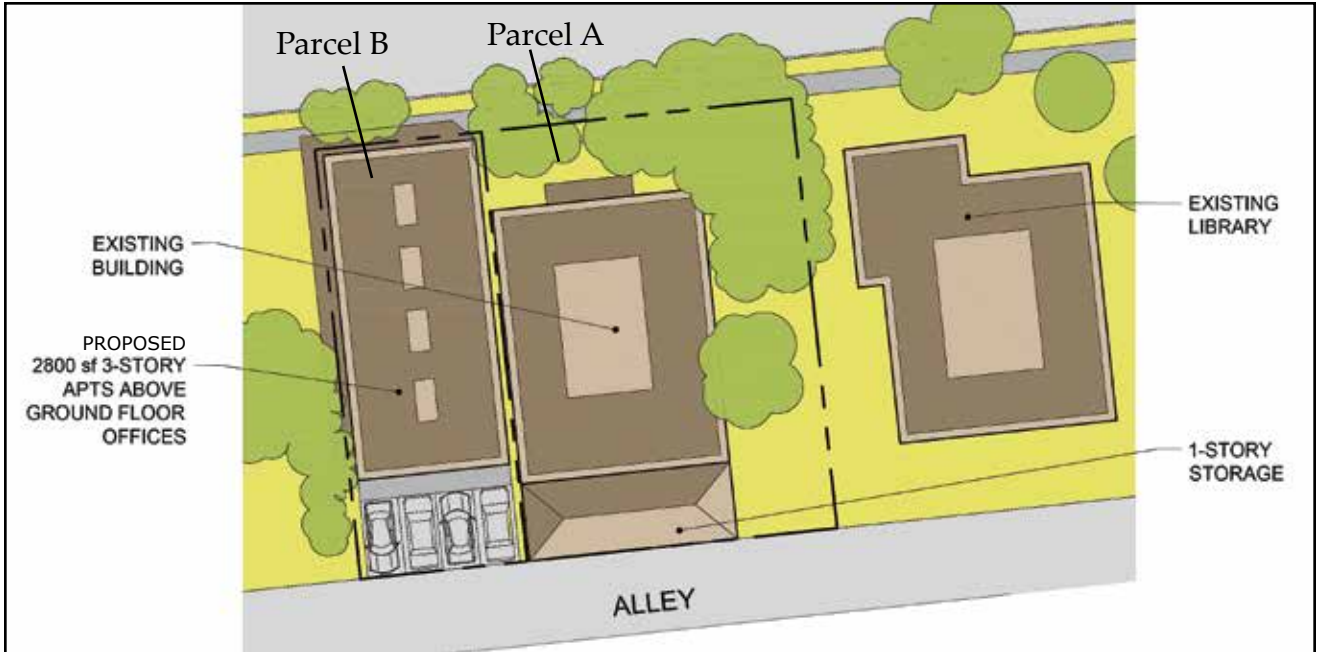


Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



The Historic District Mixed-Use Village Center zoning encourages high density residential infill development that could be accommodated by using the parking lot, since off-street parking is not a stringent requirement in this Historic District. There is plentiful street parking by the property.

PARCEL A

RESERVE PRICE: \$250,000*

The office building, which is wood frame with vinyl siding, currently has six private offices on the main floor, with two of the six occupied at a monthly rental of \$450 per office. There is a large conference room, reception area by front entry, two ADA accessible bathrooms and a third bathroom. A rear entry at the back of the building is accessed from an alley behind the building. The back of the building has three storage rooms, each with their own exterior door, that are currently not leased.

A staircase provides access to the second floor which was converted from an apartment into seven small offices: reception area, two meeting areas and several storage rooms. There is a kitchen, full bathroom and an additional rest room. One of the meeting areas was originally the living room of the apartment, and has a fireplace. A new owner could renovate the rear of the second floor into an apartment.

There is also a large basement, not included in the rental square footage, which could be used for storage. It has a separate entrance. A forced air heating and air conditioner serves the building.

