



Example if remodeled to Restaurant / Bar Patio

High profile corner of 10th Street & Main Ave!
Potential for large storefront patio with glass roll up doors.

Rate:

\$18.75/Sq. Ft.
\$4.50/Sq. Ft. NNN *Estimated

Size:

Size: 2,288 Sq. Ft. Total
1,144 Sq. Ft. Per Level

Taxes:

Current Taxes: \$1,250 Annual
(Likely to rise when renovation is completed)

Description:

The main floor ceiling height is well over 13 ft, and the lower level ceiling is 8 1/2 ft with a side exit to 10th Street. Ownership will be installing a new roof, new windows, new mechanical / HVAC, updated storefront and exterior brick tuckpointed. Free public parking lots (after 5pm) to the West & North.

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Main Level Space
- Tall Ceilings - Exposed Brick



Main Floor

This property has so many directions it could take:
Professional Office, Small Restaurant, Theme Bar/Lounge.



Lower Level



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