



- Excellent Betteravia Frontage and location
- Space Available: 1,642 sq. ft. Showroom/Commercial space
- Zoning: CM
- Lease Rate: **\$1.15/sq. ft.; Price Reduction \$1.10/sq. ft. mod gross**
- ***Also, the opportunity to lease warehouse/storage in adjacent facility***
- Immediately Available

1,642 sq. ft. of highly visible showroom/commercial space available for lease. Subject property has excellent street visibility and is zoned to allow multiple uses. Ample shared parking.

| Parcel Characteristics | |
|-----------------------------------|------------------|
| APN: | 117-340-042 |
| Legal Description: | Per title report |
| Land Use Zone: | CM |
| Parcel Gross Square Feet | .78 acres |
| Standard and Handicapped Parking: | +/- 30 spaces |
| Building Size: | 1,643 sq. ft. |

