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PROPERTY HIGHLIGHTS

- Total of ±1.48 Acres Consisting of Two (2) Metal Buildings of ±9,000 SF & ±6,300 SF & a ±2,112 SF Two-Story Home
- » 3 Separate Parcels Can be Sold Together or Separately
- » Owner is Prepared to do a Lot Line Adjustment to Increase the Acreage of Parcels A & B, by Taking it from Parcel C

PARCEL A

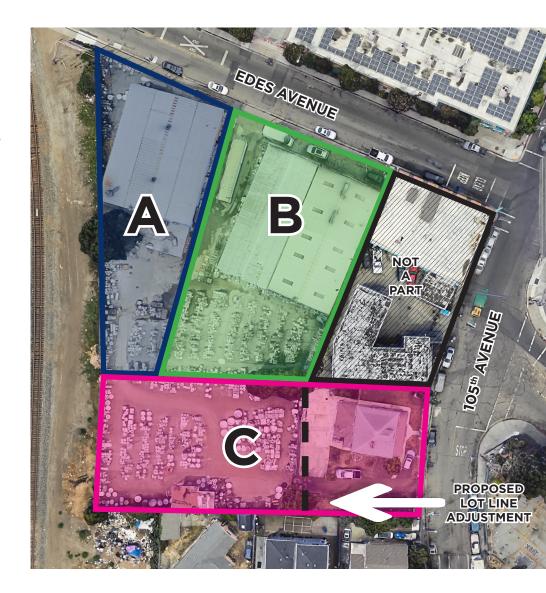
- » 10345 Edes Avenue
- » ±6,300 SF Metal Building
- » ±0.36 Acres (±15,681 SF)
- Two (2) Grade Level Doors
- » ±14.5' Clear Height
- » Permitted Paint Booth
- » APN: 45-5371-1-1
- » Zoning: CIX-2/S-19

PARCEL B

- » 10441 Edes Avenue
- » ±9,000 SF Metal Building
- » ±0.55 Acres (±23,958 SF)
- » Three (3) Grade Level Doors
- » ±13'-20' Clear Height
- » APN: 45-5371-1-2
- » Zoning: CIX-2/S-19

PARCEL C

- » 581 105th Avenue
- » ±2.112 SF Home
- » ±0.57 Acres (±24,829 SF)
- » APN: 45-5371-4
- » Zoning: RD-1



TOTAL SALE PRICE: \$4,500,000 (\$70.76 psf on the Land) \$3,980,000 (\$62.58 psf on the Land)

PARCEL A&B PRICE: \$3,450,000 (\$225.50 psf on the Bldgs) \$2,990,000 (\$195.42 psf on the Bldgs)

PARCEL C PRICE: \$1,050,000 (\$42.20 psf on the Land) \$990,000 (\$39.87 psf on the Land)









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