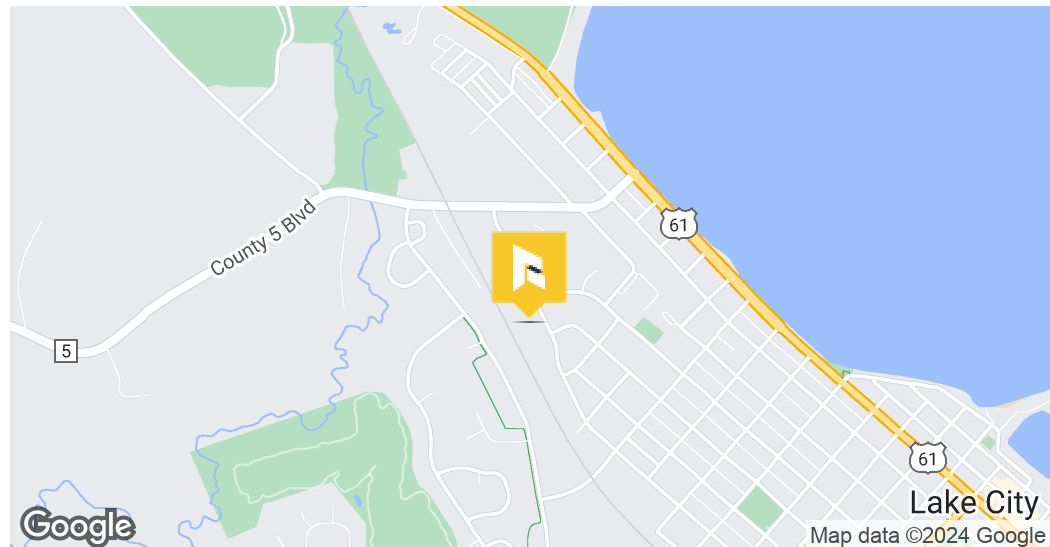


1215 N 7TH ST

Lake City Flex Building



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	18,000 SF
Available SF:	502 - 2,922 SF
Lot Size:	0.97 Acres
Price / SF:	\$83.33
Year Built:	2005
Zoning:	Commercial

PROPERTY OVERVIEW

Welcome to an Exceptionally Built Commercial Property with Endless Potential!

This well-constructed commercial property offers a rare opportunity to generate income from existing tenants while also providing vacant space for your own use or for future rental opportunities. The property boasts a sturdy metal frame construction, ensuring durability and longevity.

Inside, you'll find a diverse range of space types, including, professional office space, and conference rooms, providing versatility for various business needs. Each unit has separate heating sources and meters for easy billing to tenants, ensuring smooth operations.

With shared common bathrooms, a lunch room, and entrances, this property is designed with convenience in mind. The ample asphalt parking lot surrounding the building provides abundant parking options for tenants and visitors alike. Plus, the visible facade on 7th Street offers signage potential for increased visibility.

This is your chance to bring your creative thinking and capitalize on the income and business potential of this building, while

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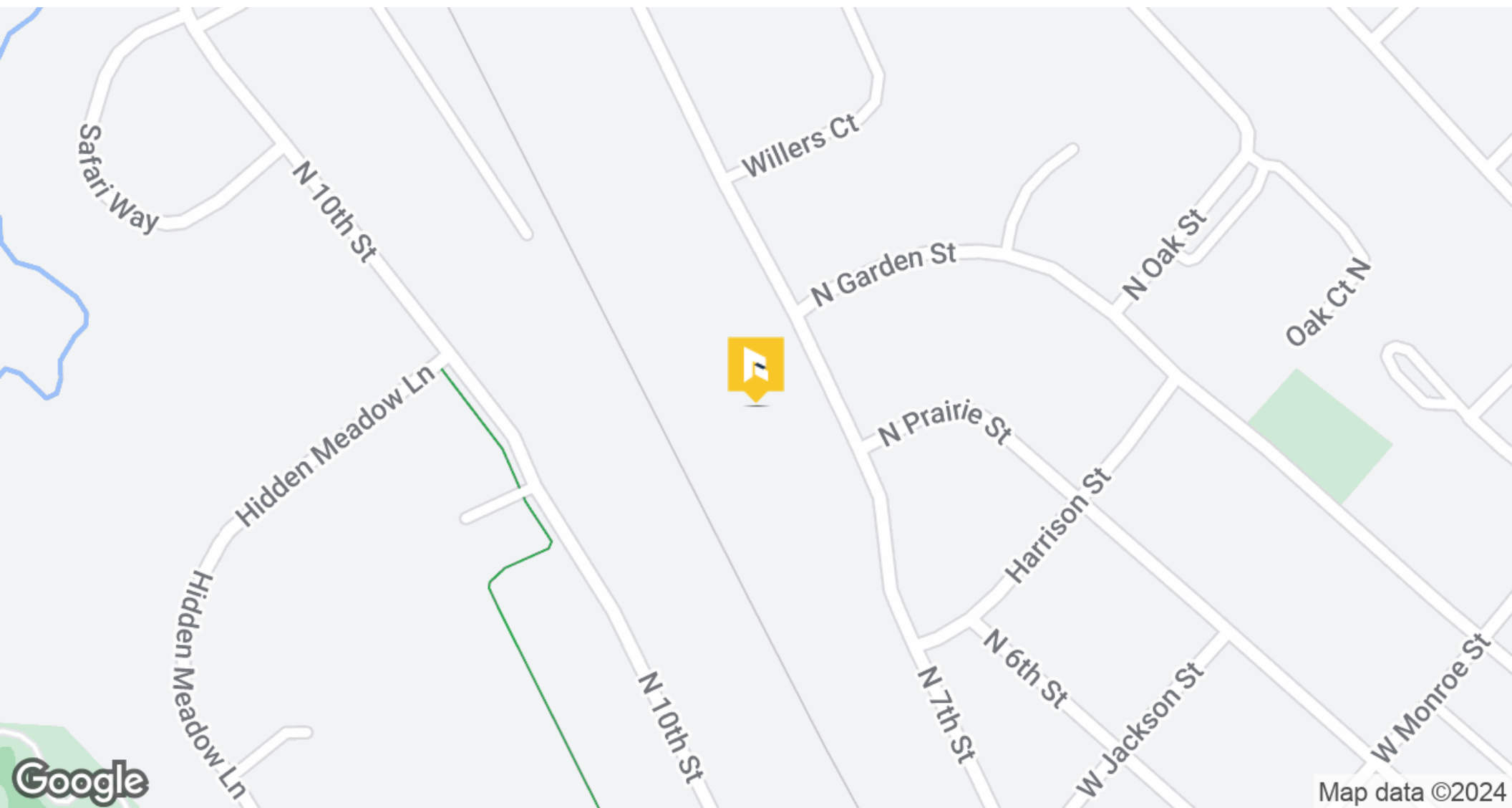
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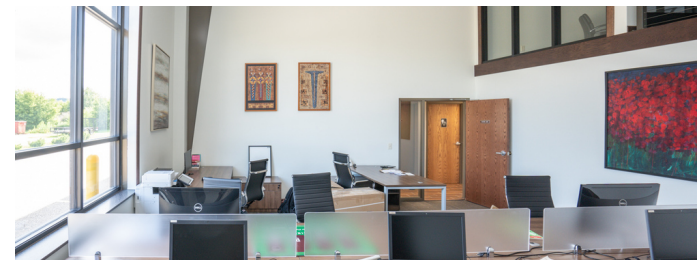
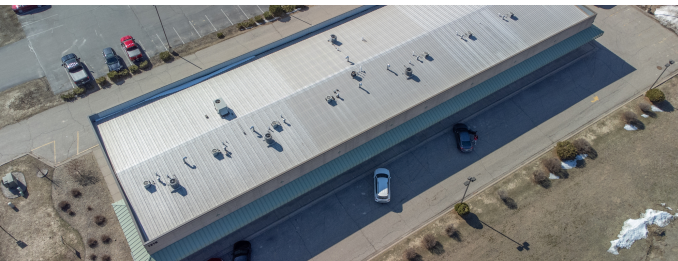
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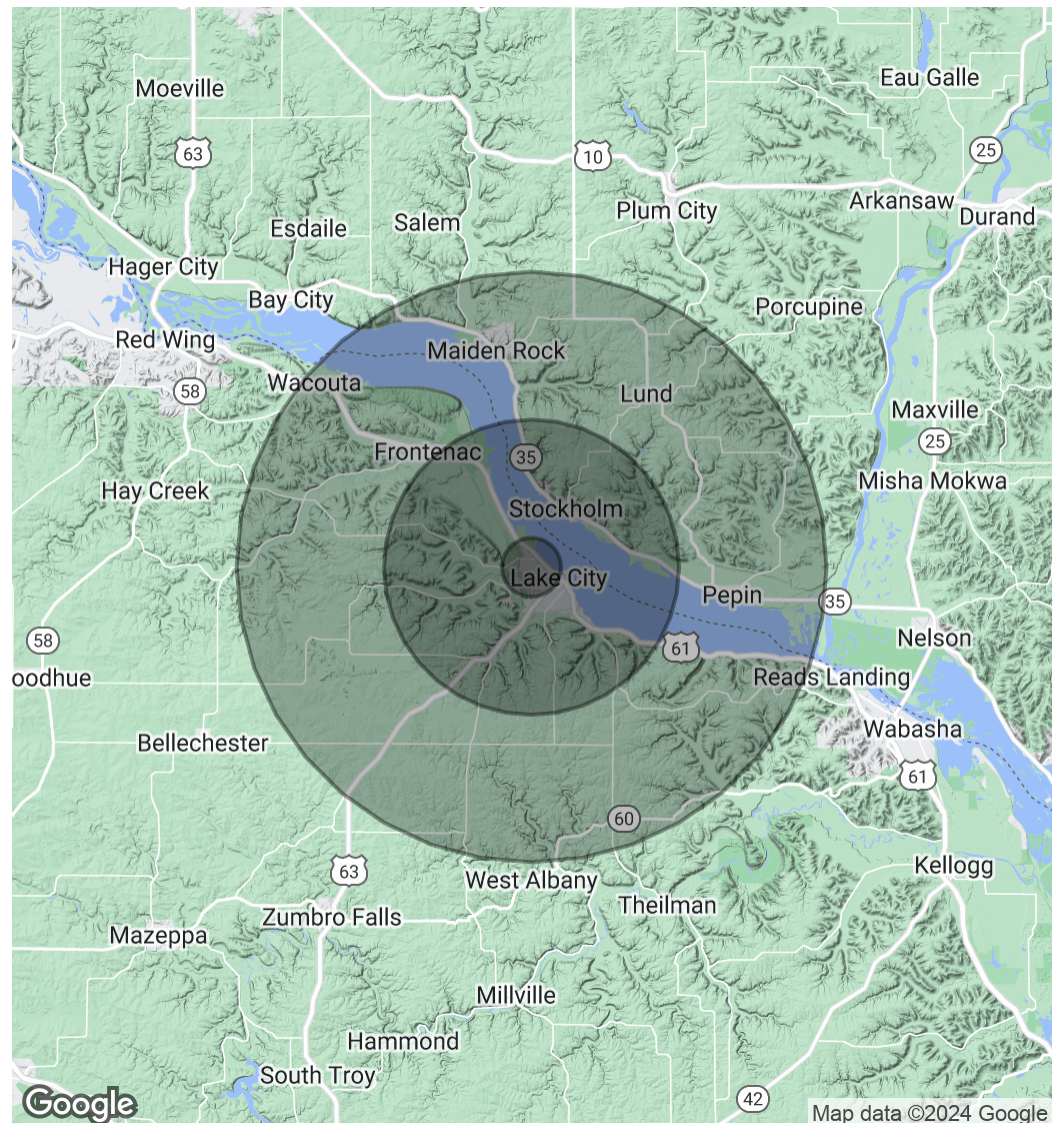
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	832	6,278	13,169
Average Age	45.0	44.3	43.5
Average Age (Male)	43.5	43.0	42.3
Average Age (Female)	45.8	45.1	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	344	2,580	5,322
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$60,697	\$61,673	\$63,939
Average House Value	\$321,977	\$252,298	\$247,906

* Demographic data derived from 2020 ACS - US Census



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