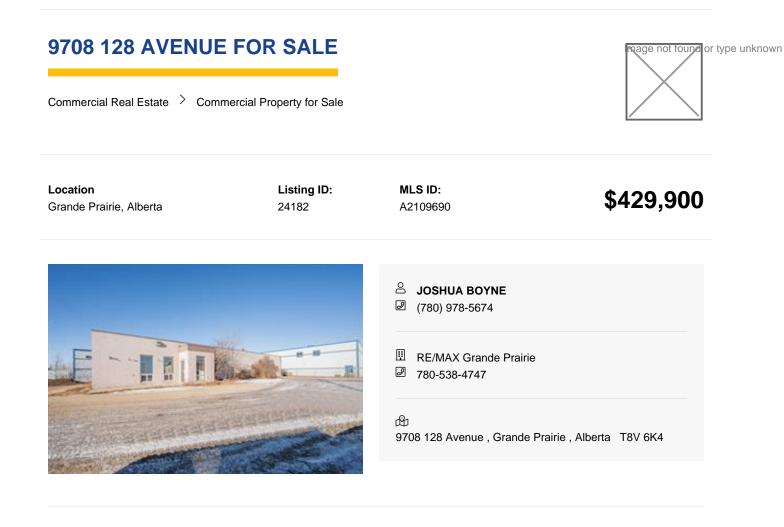


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Transaction Type For Sale

Subdivision Scenic Ridge

Property Type Commercial

Building Area (Sq. Ft.) 3807.00

Restrictions None Known Days On Market

Year Built 1975

Property Sub Type Mixed Use

Building Area (Sq. M.) 353.68

Reports None **Zoning** IG

Structure Type Mixed Use

Legal Plan 8022663

Inclusions N/A

Discover the unparalleled potential of this free-standing commercial gem, boasting over 3,800 square feet of versatile space, nestled on a generous lot of nearly half an acre. Strategically positioned within the city limits yet on the cusp of county lines, this property offers a unique opportunity to cater to both urban and county businesses alike. This building's adaptability is its hallmark, featuring an array of treatment rooms, office spaces, a welcoming reception area, a practical loading dock, and a workshop. Added conveniences include dual access points to a substantial parking area, ensuring ease of operation and customer satisfaction. The current owner is open-minded and innovative, expressing a willingness to collaborate with the prospective buyer for thriving their business. Seize this opportunity to elevate your enterprise in a location where city and county convenience is combined into one!

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