



**FOR SALE!! \$1,500,000**

**8.08% Cap Rate**

**4 Unit Mixed Use Commercial and residential**

Mixed Use Commercial Property on busy Rt. 40 Pulaski Highway with traffic counts of about 30,000 cars per day featuring almost 1 acre with fenced sides and rear.

Street level - 2 commercial spaces (or could be combined for over 9000 square feet)

- 4500 square foot commercial space (currently vacant)
  - multiple offices,
  - multiple rest rooms,
  - kitchen,
  - conference room
- 4500 square foot garage/auto shop/storage area with features that include:
  - 4 drive in bay doors
  - 3 lifts
  - office and restroom
  - loft storage area

2 residential units on upper level, - each has their own laundry and full kitchen with gas stove

- 2BR/2BA apt
- 3BR/3BA apt.

Call me for more info:  
John Gatsoulas  
RE/MAX Components  
Commercial Division  
443-567-0010