

FOR SALE

PROPERTY SUMMARY

Located in the highly sought-after Grelot Professional Park, this prime investment property boasts a proven track record of full occupancy and is currently running at 100%. Each unit offers well designed layouts and a high level of finish. From the ceramic tile entrances and hallways to the sophisticated wainscoting and wooden baseboards, every detail has been thoughtfully curated to create an atmosphere of professionalism and quality. This property is a true gem for any investor looking to secure a reliable, high-end asset.

Grelot professional park is well maintained by the association and offers signage available on Grelot Rd. for each unit.

AVAILABLE

- 3,840± SF

SALES PRICE

- \$470,000

TENANTS

- Taylor CPA Group
- NGT Corporation
- Delta Investments

2025 DEMOGRAPHICS

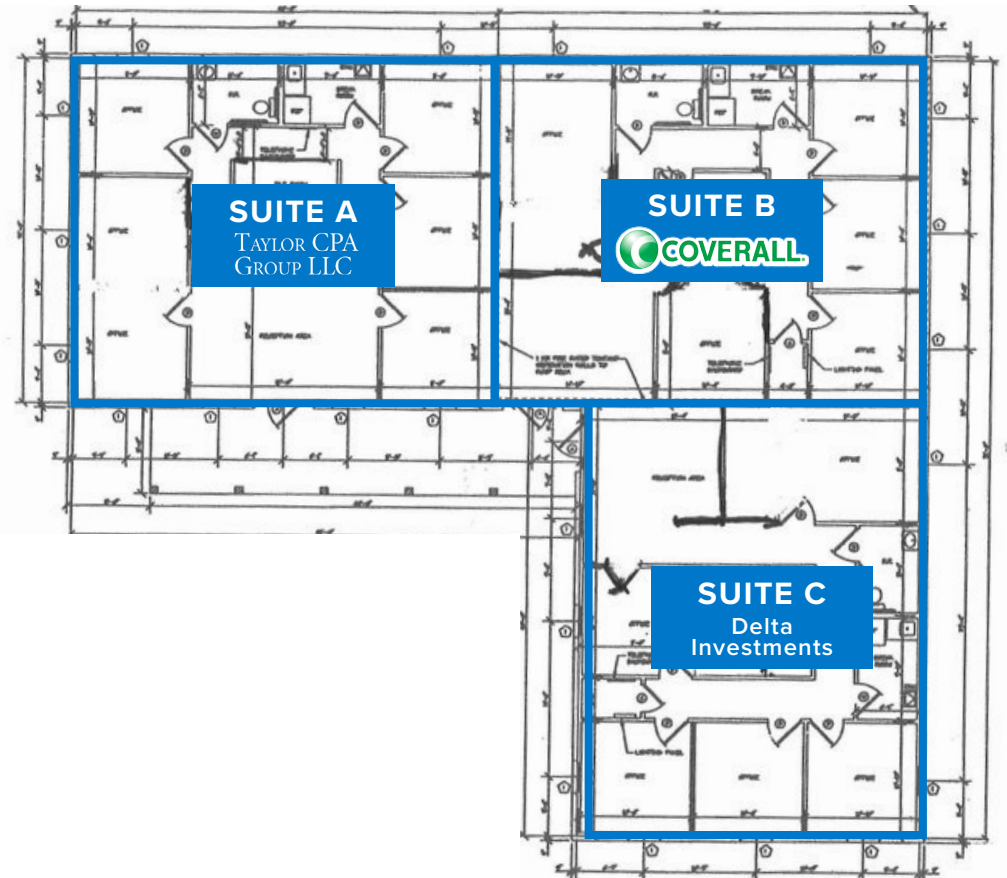
	1 MI	3 MI	5 MI
Population	11,601	77,195	144,674
Avg. HH Income	\$89,543	\$92,431	\$92,156
Daytime Population	10,488	59,910	121,101

BUILDING INFO/ZONING

- Zoning: B-1
- Building Size: 3,840± SF
- Land Size: 0.22 Acres
- Building Class: B
- Year Built: 2000
- New roof
- All HVAC's replaced in last 3 years



Click floor plans for larger view



FLOOR PLAN