

FOR SALE

4427 Emerson Street



(+/-) 56,874 Square Feet

- Seven (7) Free-standing Buildings
- Class "B" Office Space at Class "C" pricing
- Take Immediate Occupancy
- Functional Floor Plans
- 4.78 Acres of Land
- Ideal Condo Conversion Candidate
- 5 per 1,000 sq. ft. parking ratio
- New Roofs
- Recently Painted
- New City Water and Sewer Connection
- Recently Resurfaced Parking Deck
- Value Added (upside potential)
- Asking: \$4,200,000.00, i.e. \$73.84 p.s.f.

office

industrial

retail

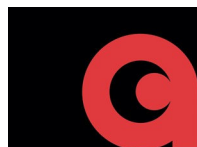
**property
management**

development

investment

***For more Information
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