

DÉCOR PARK KEYSTONE

31,585 GROSS SQUARE FEET OFFICE RETAIL



INTERSECTION US 22 MONTGOMERY ROAD & CORNELL
OWN THE MARKET FOR \$18/FT
POTENTIAL RETURN \$15.30/ANNUM

- Full Turn Lane*Traffic Lite*4 Lane Interchange
- Minutes to I-275 & I-71
- Vintage Club Location
- Zoned EE Planned Retail
- Major Intersection with Stop Light
- \$130,605 Income/Household*Mile Radius 2007
- Escalating 10 year thru 2000 Population Growth 12.76% Mile Radius
- \$467,200 Potential Gross Income
- 7,481 SF Showroom
- 14,252 SF Product Storage
- 8,767 SF Office & Common Area
- 1998 Construction
- Hydraulic Elevator
- 1.88 Acres
- 3 Loading docks and one interior garage
- 24 Foot high ceiling in warehouse
- Fully Leased
- 73 Car Paved Parking
- Public Utilities
- Gas FA and CA
- Sprinkled
- Sidewalks for ingress and egress
- Detention Pond
- Underground Storm Water Detention

Quoting: \$5,500,000

All information contained herein while believed to be accurate is not warranted.



Exclusively Represented By: Gail S. Coughlin

Mobile: 604-1731

www.gcoughlin.com



COLDWELL BANKER WEST SHELL

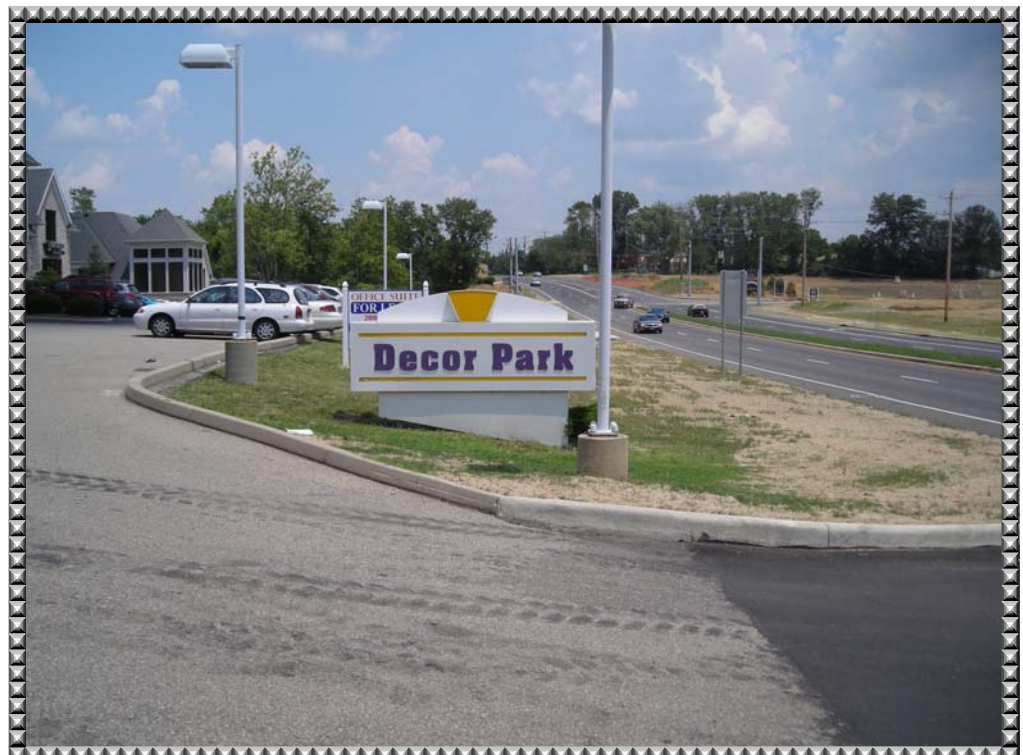
OWNED & OPERATED BY NRT, INC.



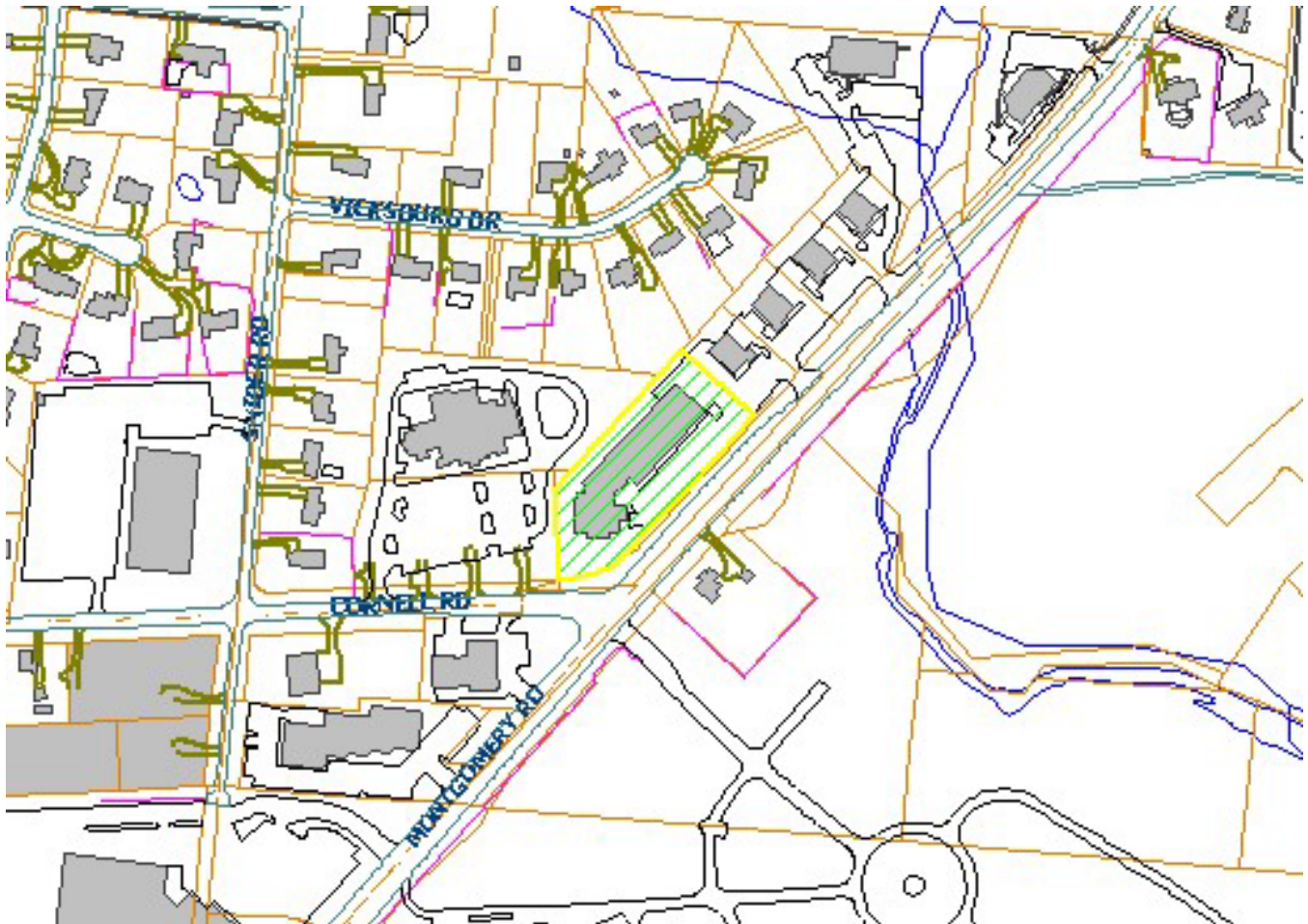






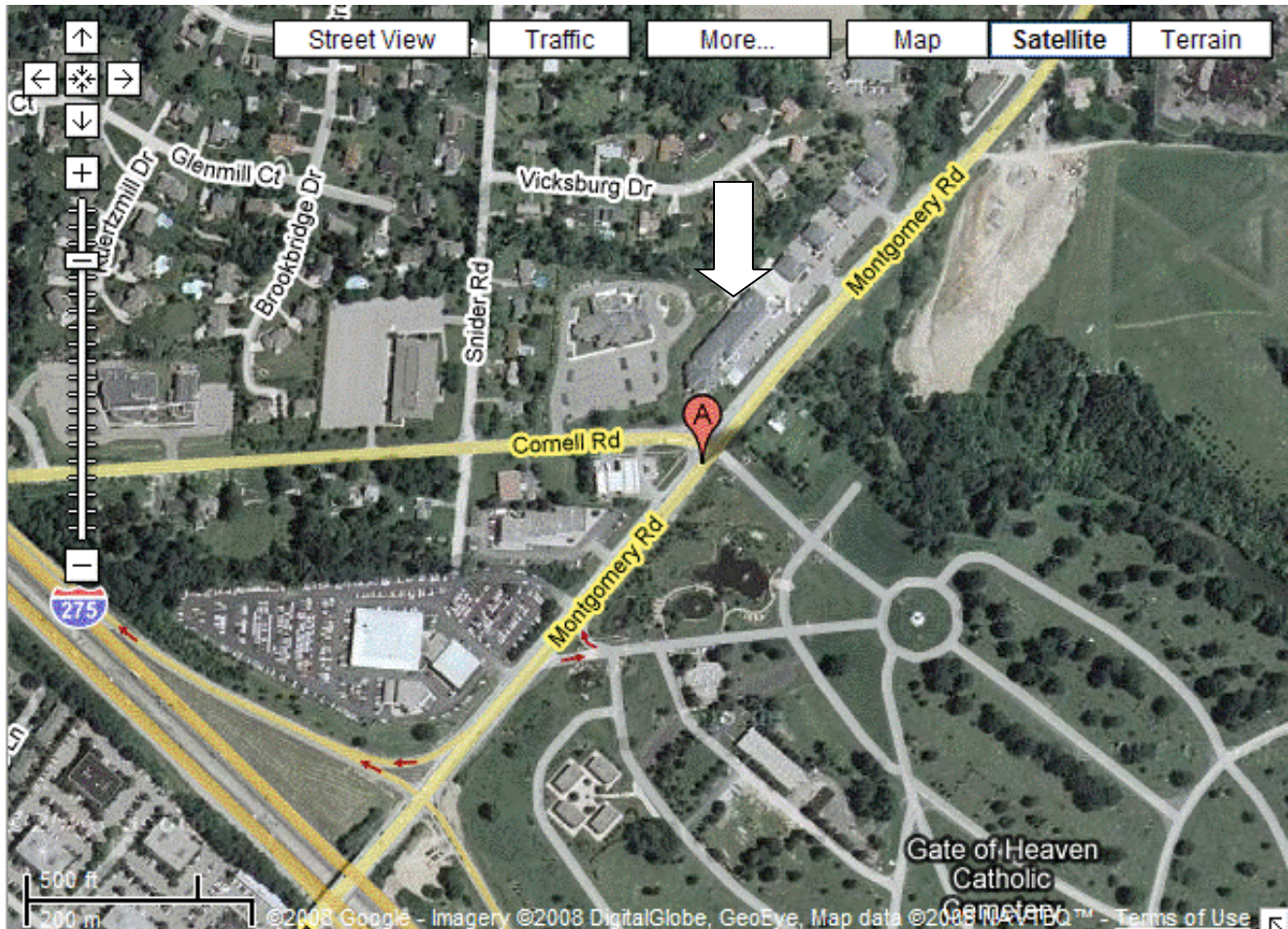


Site Plan



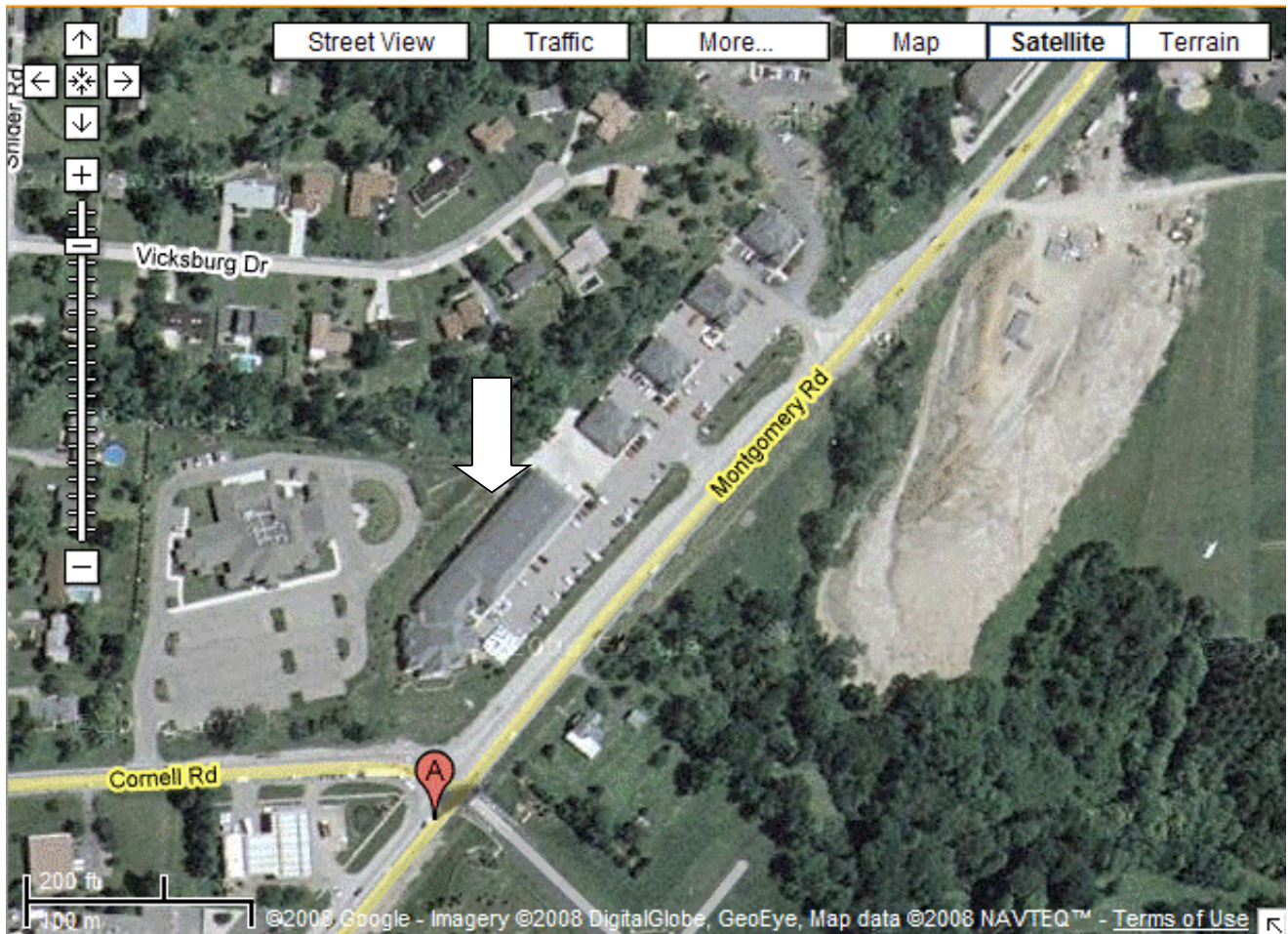
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Arial View of Property



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