

OFFICE BUILDING FOR SALE

Bussart Realty Office Building



For more

information

or to

schedule

a showing

please contact

Tony or Calvin.

BUILDING ADDRESS

5050 E. Central
(Halfway between Oliver & Edgemoor)

BUILDING SIZE

Office Space -- 1,202 sq. ft.
Apartments -- 1,668 sq. ft.
2,870 sq. ft.

CONSTRUCTION TYPE

Wood frame and brick (partial)

2012 REAL ESTATE TAXES

\$2,232.81 general
\$5.46 special
\$2,238.27

BUILT

1950

SALE PRICE PRICE REDUCED AGAIN!

\$210,000 \$195,000 **\$149,000**

OFFICE INCOME

\$1,100.00 mo. (\$10.98 psf including taxes and ins.) had been paid by vacating tenant

APARTMENT

#505 / \$375.00 mo. (rented)
#507 / \$450.00 mo. (rented)

COMMENTS

- On-site parking in front and back
- Four-car garage
- Exterior pole sign



Tony Utter: 316-990-8710 (mobile) / 316-263-2448 (office)
CCIM, JD tony@utterproperties.com

Calvin Klaassen: 316-641-5174 (mobile) / 316-263-2448 (office)
calvin@utterproperties.com