

A Golden Opportunity
S1911 State Road 58, La Valle
\$275,000



Excellent opportunity to build your business or start a brand new one! Located just outside of the Village of La Valle. 100' x 32' Building is home to a retail store area which could be easily changed to accommodate offices. The rear of the building is home to a 32' x 40' full fledged woodworking shop plus a finish room & storage space. There's plenty of space for your hand-crafted items to be built. Each business has it's own heating & cooling systems and a shared bath and office area joins the two business spaces. This building was constructed to be flexible. Because it is free span you can do almost anything you wish. All woodworking equipment, fixtures & inventory (both businesses)— negotiable. In addition you'll have 20 storage units that generate income all year long! An added bonus is the 28' x 60' insulated/heated private storage building.

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Additional Information

100' x 32' Building: 2x6 Construction, Heavily Insulated for Low Utility Costs, 6" Slab Foundation, 5 Years Old, Vinyl Exterior, Electric Water Heater, Asphalt Shingle Roof, Private Well, Holding Tank, Brick Paver Sidewalk, Large Parking Area. 200 AMP Service. 1.98 Acres.

Gift Shop Area: 32' x 32', Carpet, Insulated Interior Walls, Picture Frame Rails, Crown Molding, Paneled Wainscot, Natural Gas Heating, Central Air Conditioning, Two Exterior Doors, Outdoor Fenced Garden Area, Bath & Office Access

Bath: Ceramic Tiled Floor, Step In Shower, Vanity

Office: Ceramic Tiled Floor, Built In Desk, Upper Cabinets for Storage

Woodworking Shop: 40' x 32', Central Heat & Air, Ceiling Fans, Cathedral Ceiling, Separate Breaker Box, Sprinkler System, Water Fountain, Utility Sink, Abundance of Electrical Outlets so you are never more than 4' from a place to plug in a tool! Also includes a finish room & storage for materials w/8' x 10' access door making it easy to bring equipment & inventory into your shop and finished products OUT!

Private Storage Building: 60' x 28', Fully Insulated, Heated w/Oil Furnace, Concrete Floor, Large Exterior Doors as well as a Service Door.

Storage Units: 20 Units/10' x 24' each, Metal Sidewalls & Roof, Roll-up Overhead Doors. Currently generating \$10,800 per year in revenues.

Taxes: \$3009.39 (2009)

For More Information or To Request A Showing:

RE/MAX Preferred

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