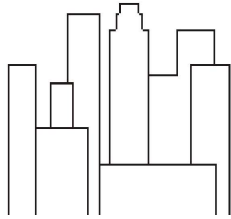


# 1548 WESTERN AVENUE



VANDER ZANDEN  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate Specialists



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## INFORMATION

<b>Occupied by:</b>	Vacant	<b>Construction:</b>	Brick
<b>Condition:</b>	Good	<b>Zoning:</b>	First Business

## DESCRIPTION

<b>Size-space 1:</b>	1,500 sq ft in front building		
<b>space 2:</b>	1,531 sq ft free standing, rear building		
<b>space 3:</b>	1,649 sq ft in rear of building		
<b>Parking:</b>	Ample on-site	<b>Heat:</b>	Paid by Landlord
<b>Electric:</b>	Paid by Landlord	<b>Lawn/Snow:</b>	Paid by Landlord
<b>Water:</b>	Paid by Landlord	<b>Janitorial:</b>	Paid by Tenant
<b>A/C:</b>	Paid by Landlord		

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## LEASE INFORMATION

Lease rate: \$11.00 per sq ft annually. Lease Term is negotiable.

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## COMMENTS

Newly renovated professional office space on Western and Military Avenue. Excellent access to West Mason and Highway 41. Rate includes all utilities and C.A.M. charges.

## CONTACT

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