



\$475,000

**Clifton Addition**

8200 sq. ft. of office building and warehouse. The office section has 1200 sq. ft. consisting of 4 private offices, 2 baths and extra storage. It has a separate HVAC system from the warehouse. The warehouse has 28' ceilings with 6" of insulation on ceiling and walls. There are two heating systems designated for the warehouse. There are (2) 12' x 14' doors with electronic openers. The building is on 1.28 acres with asphalt parking for guest and truck parking. The building was built in 1978 and has been used as a hub for Clifton United Van Lines.



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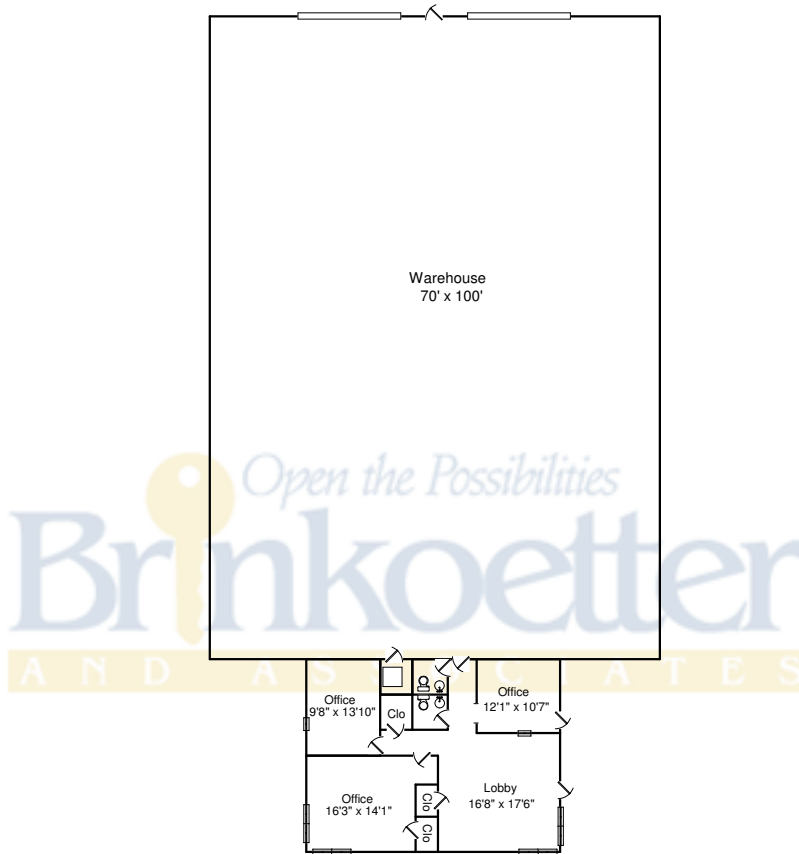
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