

ADDRESS: 3630 Frankford Ave.

SHOP:

5,340 Sq. Ft. garage type building.

5,400 Sq. Ft. yard/parking on Emerald Street.

Brick, timber truss construction.

13 Ft. high clear span ceiling clearance.

Extra thick concrete floors.

Oil fired steam heating (not used for 10 years).

Drive-In loading

8'X10' door from Frankford Ave.

12'X12' door from Emerald St.- Yard

10'X12' door from Emerald St.- Yard

Full Electric - One time machine shop.

10'X14' insulated office.

30'X10' Alluminum storage trailer.

1/2 Bath + Utility basin w/hot water.

Ceiling exhaust.

DWELLING:

TWO STORY DUPLEX.

1st Floor: four extra large rooms & bath.

2nd Floor: four extra large rooms & bath.

Full basement.

Seperate heating, gas & electric for both floors

Short term leases for both floors.

First floor and/or basement suitable for use as

“office” for business in shop.

Zoned: C-2 Commercial

Total Lot Size: 14,300 Sq.Ft.

**(Duplex, small shop & small parking area)
Will Subdivide.**