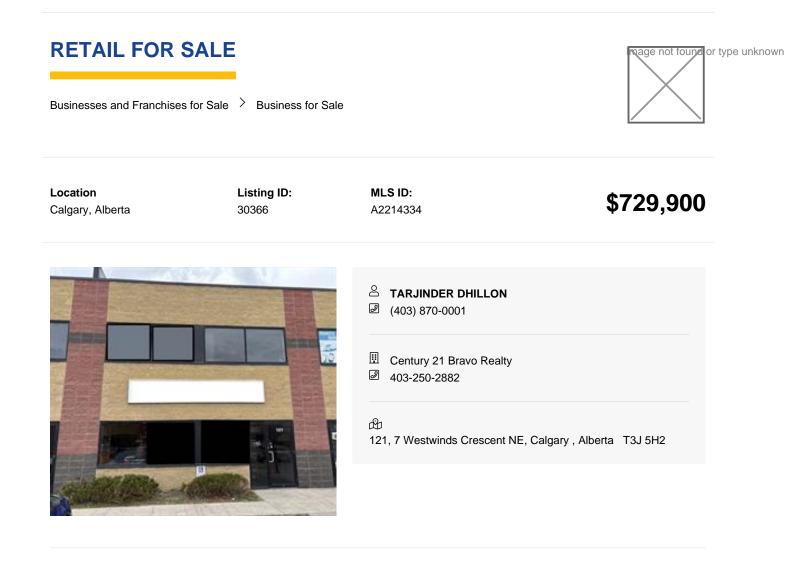


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Transaction Type For Sale	Days On Market 65	Business Type Retail
Zoning	Subdivision	Year Built
DC (pre 1P2007)	Crescent Heights	2006
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sg. Ft.)	Building Area (Sg. M.)
0611243	2100.00	195.09
0011240	2100.00	100.00

Inclusions N/A Restrictions None Known Reports None

This well-maintained commercial property offers a strong income stream with multiple tenants already in place. The main floor features approximately 1,500 sq ft and is currently leased to a grocery store, ensuring consistent foot traffic and visibility. The upper floor includes three separately leased office spaces, along with a spacious reception area, kitchen, and a bathroom, providing functionality and appeal for professional tenants. Prime location with great access and long-term leasing stability makes this an ideal addition to any investor's portfolio.

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