

# Office Space for Sale

## 8921 E Broadway



**Possible Owner Contract!**



**Sam Morse**  
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- Building is 2,569 Total Square Feet. 1,394 SF on Main Floor with 1,175 SF of Fully Finished Basement
- 38,743 Square Feet of Land
- 2 Private Offices, possibly 3.
- Reception/Waiting Area
- 2 Bathrooms, 1 Kitchen
- Gas Furnace & Hot water Heater
- Roof is in good condition
- Security System
- Sprinkler System
- Shop is 30' x 36'
  - 1,080 Square Feet, with Loft
  - 2- 8'H x 10'W Door Openers
  - 1- 12.6' x 12' Slide Door
  - Insulated, Electricity, No Heat
- Zoned Garden Office. Possible Usage includes: Law Office, Medical/Dental office, General office, etc.

# Sale Price: \$239,000\*

\*Possible Owner Contract