

# For Sale

## *2nd St. and 3rd St. Lots*

1731 2nd St. and 1748 & 1752 3rd St.



**Location:** Between 2nd St. and 3rd St. near Cole St.

**Size:** 2nd St.- 5,225 s.f.                      3rd St.- 11,476 s.f.

**Zoned:** 2nd St.- A-1                              3rd St.-AB

**Price:** Approx. 2nd St.- \$47,025    3rd St.- \$103,284    (\$9.00/s.f.)

**Comments:**

*2nd St. Lot*-The subject property is an empty lot with 5,225 sq.ft. surrounded by single family residential on the north and south sides and a parking lot on the west side. Ingress and egress is off 2<sup>nd</sup> St. to the west.

*3rd St. Lot*-The subject property is two empty lots on the Northeast corner of 3<sup>rd</sup> St. and Cole St. with a total square footage of 11,476. The neighborhood is single-family homes with some properties transitioning into small professional offices.

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