

# MAVERICK PARTNERS IS PLEASED TO PRESENT

812 N. MANGUM ST.

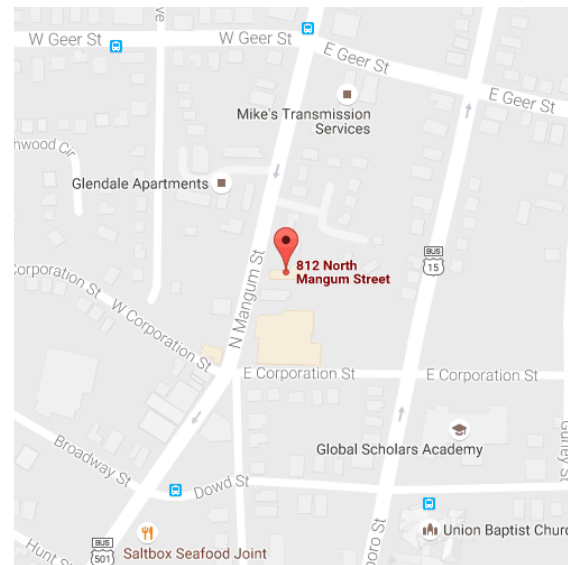
**\$650,000**



## PROPERTY HIGHLIGHTS

- ◇ Approx. 3,548 sqft building built in 1955.
- ◇ Recently updated hotwater heater, roof, HVAC, electrical to include 3 phase and 220 amp service.
- ◇ 10' ceilings with skylights in rear suite, open floor-plan, renovated bathrooms.
- ◇ Currently occupied with two short-term tenants.
- ◇ Commercial General (CG) and Light Industrial (IL) zoning allowing for a variety of uses.
- ◇ Walking distance to established amenities in Downtown & the Central Park District.

Owner has adjacent building located at 810 N. Mangum St. for sale \$550,000



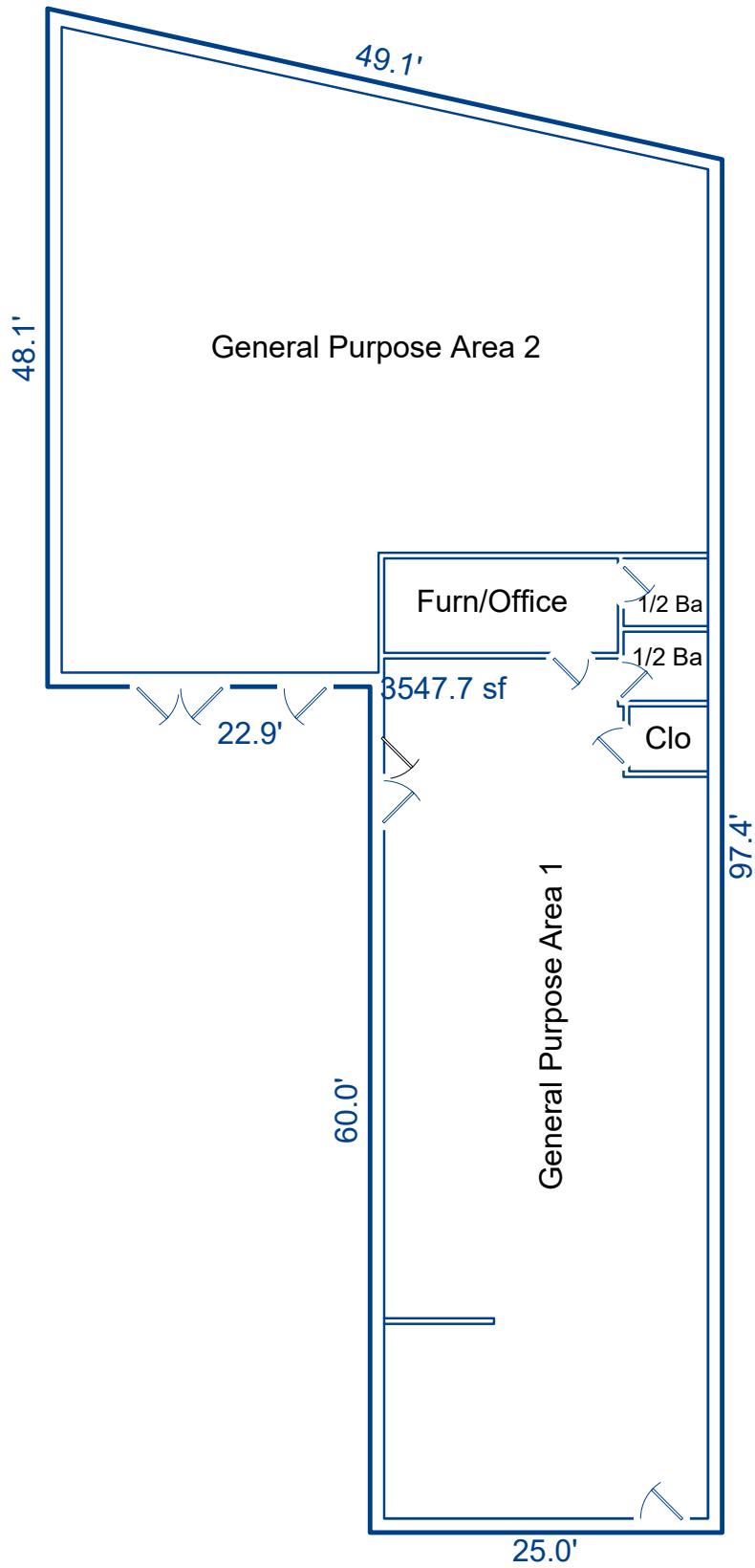
**MAVERICK  
PARTNERS**  
**REALTY SERVICES, INC.**

For additional information contact:

Derek Mangum | 919.682.0501 ext.3 | dmangum@maverickpartners.com | www.maverickpartners.com

Information provided is deemed reliable but is not guaranteed and should be independently verified.

# Floorplan



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# Map and Additional Pictures



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