

## 397-375

Multi family mixed use

.75 acres - 2 lots combined

4 beds 2.5 baths + shop w/kitchen and PR + 2 storey barn w/single car garage + addition prepped for separate apt.

Main house

wide plank wood floors

Tons of light and plenty of space

Old dentist office removed, kitchen has been started (lower cabinets have been framed and cabinetry is on site including an apron sink. Electricity and plumbing for appliances is complete.

Addition at the back with a separate entrance is prepped for guest apt (plumbing and electric roughed in).

2 franklin village STR permits attached to 397

2 story barn with single car garage

Park and water fountain across the street

Theatre, design shops, restaurants

Includes 600sqft shop/studio

Freshly painted - cutest building in town!

Roof is in good shape - 9 years old

Some windows have been replaced but most have not. I've had jeld wen windows priced out for about \$800 each +\$150 install per unit. There are about 20 windows on the house so max 25k. With that in mind, and the completion of the house + apt, I'd expect someone to spend another \$50k - 75k and a couple of months finishing it.

The lights are all working and the plumbing is new from the street up.

The exterior has been sealed and primed with one coat of white (minus the two areas Chris Downin painted because I can't get up there without renting a lift)

Furnace and water heater are good to go.