



Bryson Block Building Details

Total monthly rent from the four commercial spaces and the two residential spaces is currently \$4000.00 per month. All tenants with the exception of the west office/retail space are month to month. The west space just signed a one year lease at \$550.00 per month.

The owners cover water and trash costs for most of the building, currently running about \$1800.00 annually. Property taxes are currently \$7102.00 annually and insurance is running \$3700.00 annually.

The residential units and the restaurant are metered separately for water, gas and electric. The Internet and television service is a tenant expense.

All tenants wish to remain but if a buyer wants to utilize any or all of the spaces differently, the owners would prefer to give them at least 60 days notice for them to find suitable space.

The restaurant owner does own much of the kitchen equipment and dining area furnishings. I'm working on getting a complete listing.

Some of the rents are below market rates, however, the owners have kept rates lower to enable these businesses to stay viable.

Showings are best during business hours and off lunch times for the restaurant.