

# The Kenmore Building

105,000 SF Office Building

FOR SALE

\$4,000,000



## Profile

Lot size:	125' x 141'
Zoning:	Commercial-Office
Built:	1886 and restored in 1981
Bldg. size:	105,000 SF
Available SF:	51,000 SF office 10,000 SF office/retail on 1st FL
Stories:	6 floors—1 retail and 5 office
Elevators:	2 glass-enclosed passenger
Parking:	97 spaces @ Columbia St garage
Utilities:	Water & Sewer - municipal
HVAC:	GHA and central air

## Features

- Beautifully restored historic office building with lots of warmth and character.
- Beautiful lobby and the atrium provides lots of natural light in office spaces
- Continued use as office building or conversion to residential lofts/apts/condos.
- Located in Central Business District surrounded by shopping and restaurants.
- Can be combined w/ Steuben next door to re-develop the entire city block

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