

# Welcome to 742/744 Water Street!



## Address:

742/744 Water Street

Price: \$595,000

 Three

 Three



## Status:

For Sale

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## Description:

Two-story commercial building on Water Street with 3,400 square feet of good ground-floor retail space and an additional 3,400 square feet on the second floor consisting of a large three bedroom apartment and two additional storage rooms. Superior street exposure from busy Water Street viaduct to both the local community and to tourist traffic via the newly built Berth Four dock project. Property has been certified "asbestos free" by a certified inspection company. Both upper and lower floors enjoy spectacular waterfront views. This property can serve many critical needs for both residential and commercial applications for owner-occupants and investors. Attractive price.

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## Inside:

**Square Feet:** 3,455 square feet on each floor

**Bedrooms:** Three

**Appliances:**

**Bathrooms:** Three

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## Outside:

**Lot Size:** 3,566 square feet

**Lot Dimensions:** Irregular

**Deck:**

**Roof:** New seamless metal roof system

**Garage:**

**Garage SQ. feet:**

**Foundation:** Piling (all new since 2005)

**Landscaping:**

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## Details:

**Year Built:** 1975

**Zone:** CG

**Legal Description:** USS 437 Block 9A Lot 4

**Taxes:** \$4,912/year

**Heat:** Oil fired hot water baseboard

**Fuel:**

**Water:** City

**Sewer:** City

**Average Oil:** 154 gallons/month

**Average Electrical:** \$266/month

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