

FOR SALE

**1523 Constance &
1530 - 1532 Magazine Street**



**VOA Warehouse and Related Land
& Adjacent Property (4-plex)**

PROPERTY DESCRIPTION

1. 1523 Constance:
 - 3 historically rated one (1) and two (2) story interconnected shell warehouse buildings containing a total of 68,315 SF
 - Total site of 44,050 sf (1.01 acres)
2. 1530-1532 Magazine Street:
 - 4-unit apartment building facing Magazine Street
 - Total site contains 5,400 SF



SQUARE & LOT

1523 Constance Street -Square 145, Lots 1 - 7, 11, 12, and A
1530-32 Magazine Street -Square 145, Lots 9 and 10

OWNERS

1523 Constance (FFS Investments, LLC)
1530-32 Magazine Street (S. Stewart Farnet)

BOUNDING STREETS

Constance Street, Magazine Street, Orange Street and Race Street

ZONING

Property facing Magazine Street - B-1A
Property along Orange & Constance Streets - RM-2A

PRESENT USE

None; vacant warehouse and vacant apartments

ASKING PRICE

\$3,200,000; All Cash at Act of Sale



CORPORATE REALTY

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SITE PLAN

