



1221 Flagman Way, B1-B4

INCOME-PRODUCING, MIXED-USE BUILDING

Set in the Baca Street Railyard, this 5,984± sq. ft. two-story metal building (built 2009) offers flexible commercial/residential zoning. Currently income-producing, it houses a gym, Jiu Jitsu studio, and chiropractic practice. Features include HVAC, city utilities, office space, two $\frac{3}{4}$ baths, and a $\frac{1}{2}$ bath. Existing occupants wish to stay, but no long-term leases encumber the property. Ground lease with renewal options. 1221FlagmanWayB1-B4.com **\$1,600,000** MLS # 202602825

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