

2 UNITS AVAILABLE

# LIVE-WORK townhomes

AT MIDDLEBROOK

Welcome to Middlebrook's newest opportunity to live, work, and thrive: the Live-Work Townhomes. Perfectly positioned along Middlebrook's emerging Main Street corridor, these thoughtfully designed units combine modern residential living with flexible commercial space, ideal for entrepreneurs, creatives, or investors seeking a one-of-a-kind ownership opportunity.



STARTING AT

# \$850,000

## PROPERTY HIGHLIGHTS

### LIVE:

- ✓ ~1,450 SF Residential Flat (Upper Level)
- ✓ 2-car garage
- ✓ 2 bedrooms | 2 bathrooms | open-concept living
- ✓ 600 SF bonus area in basement for storage, gym, etc
- ✓ Private rooftop patio overlooking the Town Center

### WORK:

- ✓ ~1,240 SF main level commercial space
- ✓ Delivered as a "vanilla shell" ready for your business needs
- ✓ Flexible for retail, office, studio, or boutique use
- ✓ Separate entrance, electrical/mechanical, etc
- ✓ Stand-alone space for your use or to lease as investment

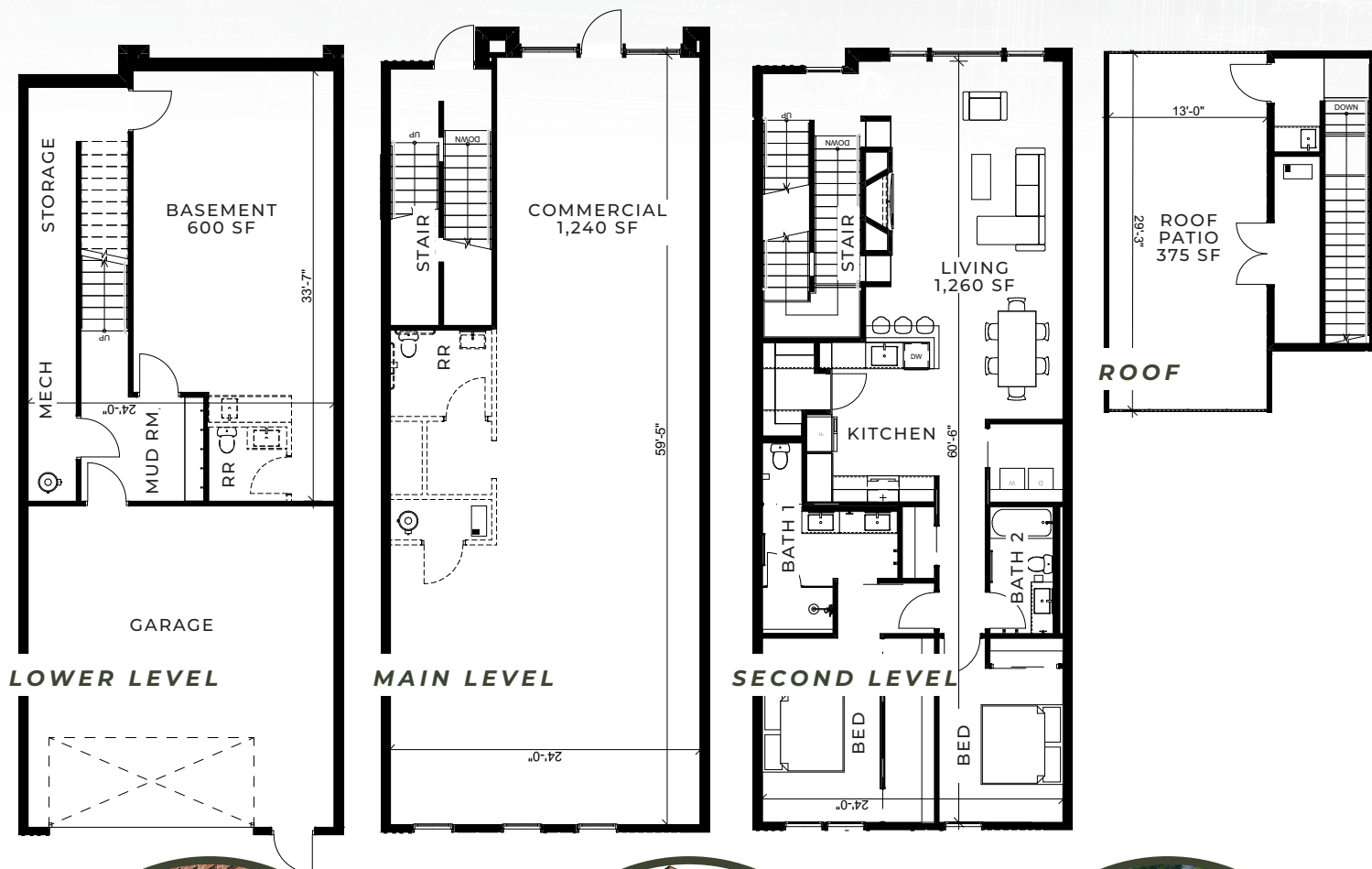
**FEE SIMPLE OWNERSHIP — OWN YOUR BUILDING JUST LIKE A TOWNHOME**

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## THE VISION

The Live-Work Townhomes are part of the next evolution of Middlebrook Agrihood—a community that blends small-town charm with entrepreneurial energy. Current prospects include a coffee roastery and a real estate office, highlighting the versatility of this product and its appeal to local business owners.



### LIFESTYLE POSSIBILITIES

Live Above, Work Below: Perfect for business owners who want to eliminate the commute and embrace a walkable lifestyle.

### INVESTMENT OPPORTUNITY

Own commercial space and lease it to a tenant while using the upper residence as a high-end rental or Airbnb.

### HYBRID USE

Operate your own business on the main level and host clients in a polished, urban-feeling space—while enjoying a private retreat upstairs.