

- Industrial
- Commercial
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INVESTMENT OPPORTUNITY

INVESTMENT Fully Leased 4 Tenant Mixed Use

Solid fully leased 4-tenant mixed use property with long term veterinary clinic as anchor and 3 residential tenants. Current owner sold his vet clinic business to a national chain who leases for 5 year periods with multiple 5 year options. Apartments now in short supply always stay rented. Vet lease is a net lease with clinic paying the bulk of real estate taxes, insurance and maintenance. Owner bought adjacent 2 flat with 2 car garage to expand vet clinic parking which straddles the property line. Contact broker for Operating Statement and Rent Roll which includes a 4% amount for both management and Reserve. Note: tax amount reflects landlord portion only. Zoning is B-3. Vet clinic has first right of refusal but says they have no plans to purchase.



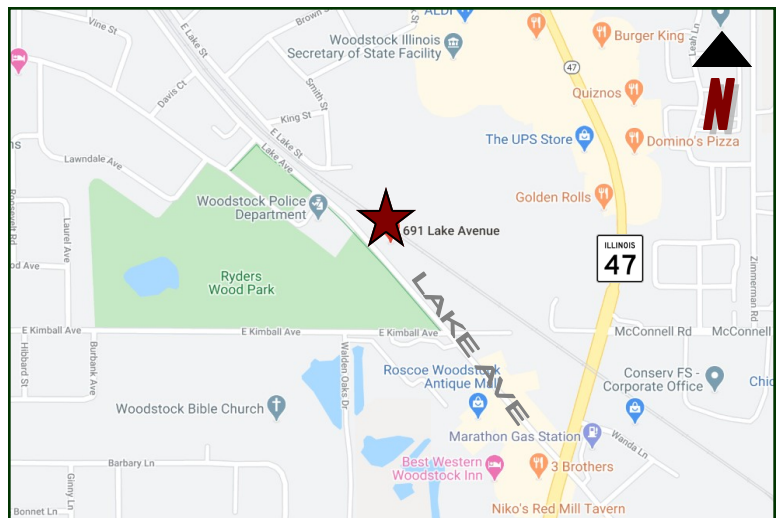
4 TENANT MIXED USE PROPERTY • FULLY LEASED



MLS: 10731643

PROPERTY SPECIFICATIONS

Description:	Mixed Use 4 Unit Investment
Year Built:	1948 w/ 4 additions
Building Size:	7,943 and 1,620 SF
Parcel Size:	25,700 SF & 18,731 SF
Percent Leased:	100%
Current NOI:	\$97,226
Cap Rate:	8.8%
CAM/ Insurance:	\$2,738 (landlord portion)
Real Estate Taxes:	\$27,200.48 (total amount) \$7,203 (2019) <u>landlord portion</u>
SALE PRICE	\$1,100,000



Directions: Route 47 to Lake St. Left to property on right.
PIN: 13-08-278-001,002,003,010
13-08-278-011 (2-flat)

June 5, 2020

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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