



SALE PRICE
\$335,000 (\$121.03 PSF)

Contact Agent to View Property

BUILDING SIZE
+/- 2,768 SF single level building

PARCEL SIZE
+/- 11,357 SF

INCOME INFORMATION

2016-2017: \$2,100/month NNN

2018-2020: \$2,200/month NNN + annual CPI increase of 2% equating to \$26,928 annual rent

Cap Rate: 8%

BUILDING

- Free span building constructed in 1996
- Internal walls only for separation of space for current use of tanning beds and other day spa business
- The building has housed Southern Exposure Tanning since it was constructed
- HVAC system has more than normal capacity for this size of building as tanning beds create a fair amount of heat and additional capacity needed for summer months

COMMENTS

- Located across the street from St. Alphonse Medical Center
- Building and lot size from public record; broker did not measure
- Exterior is paved, landscaped and sprinklered



Request Additional Information:

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