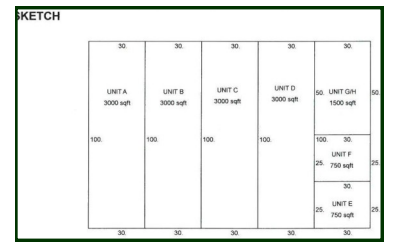


## INVESTMENT OPPORTUNITY

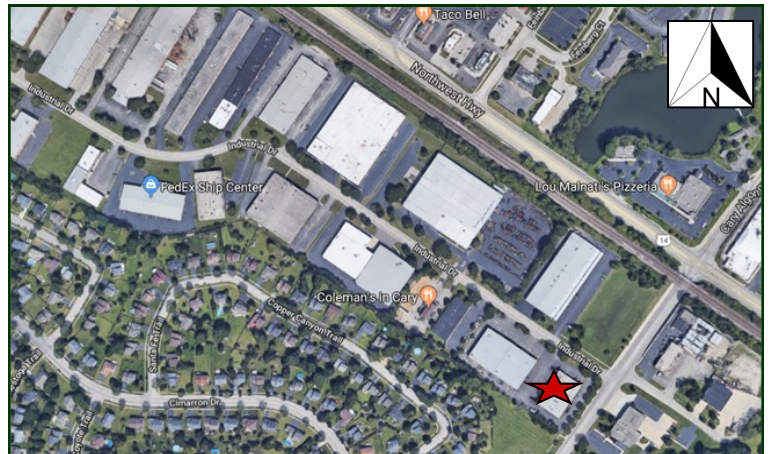
### FULLY LEASED Retail Strip Center 15,000 SF

Fully leased 7-unit L shaped retail strip center. Located just off Route 14 at the entrance to Cary Industrial park. Mostly long term tenants including Rosatis Pizza and Modern Wave Salon. Very well maintained with quality tenants. Part of a 3 building portfolio for sale in the same industrial park by the same owner. (see MLS# 09891327 and 09891074). Being offered at a 7.7% CAP rate with 5% vacancy factor. Ask broker for rent roll and operating statement. Visit Premier Commercial Realty website to see more listings.



PROPERTY SPECIFICATIONS	
Description:	Multi Tenant Retail/Investment
Building Size:	15,000 SF
Land Size:	1.09 AC (250' x 190')
Year Built:	1986
HVAC System:	GFA/ Central Air
Electric:	Varies per Unit
Sprinklered:	No
Washrooms:	Varies per Unit
Flooring:	Varies
Ceiling Height:	14'
Possession:	Closing
Parking:	Ample
Sewer/Water:	City
Zoning:	B-3
Real Estate Taxes:	\$37,666 (2016)
Sale Price:	\$1,400,000 (\$93.33 psf)

MLS: 09891112



**DIRECTIONS:** Route 14 to Cary-Algonquin. South under the train tracks to Industrial drive. Property on SW corner.

PIN: 19-12-351-043,045

3/26/18

*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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