

## FOR SALE OR LEASE

### 10 Unit Office Building 6,000 SF (Investment) 600 SF, 400 SF or 1,200 SF (Lease)

6,000 SF 10 unit professional office investment building at projected 8.9% CAP when 3-available spaces are leased.

**212B** (600 SF) \$700/mo. Gross (plus utilities)

**212D** (400 SF) \$500/mo. Gross (plus utilities)

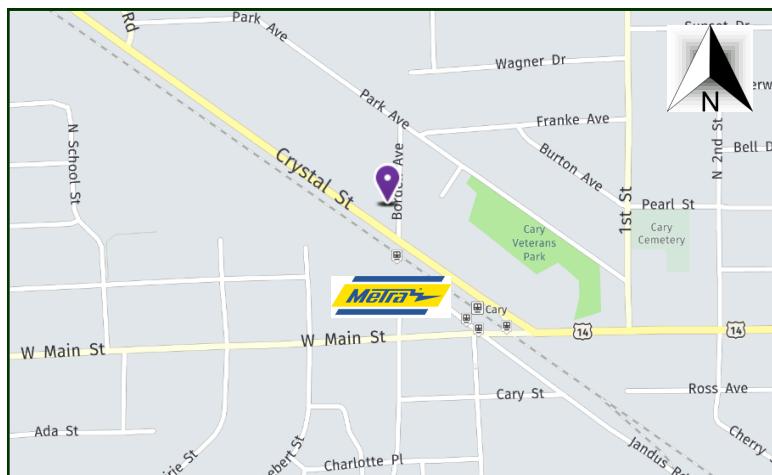
**214 A/B** (1,200 SF) \$1,500/mo. Gross (plus utilities) available for lease .Located on Route 14 (NW Highway) across from Cary Metra train station. Ample parking and monument signage. Contact broker for rent roll and APOD. Visit Premier Commercial Realty website to see more listings.

#### PROPERTY SPECIFICATIONS

Description:	Multi Tenant Office Building		
Building Size:	6,000 SF		
Land Size:	.475 AC		
Year Built:	1998		
HVAC System:	GFA/ Central Air		
Electric:	100 Amp. Per Unit		
Sprinklered:	No		
Washrooms:	10		
Flooring:	Carpet / Tile		
Ceiling Height:	9'		
Possession:	Negotiable		
Parking:	20 Spaces		
Sewer:	City	Water:	City
Zoning:	B3		
Real Estate Taxes:	\$22,017.30 (2017) Included in Lease		
CAM:	Included in Lease		
Lease Term:	Negotiable		
Lease Price:	<b>\$15 PSF Gross</b> (plus utilities)		
Sale Price:	<b>\$535,000</b>		



MLS: 10021927



Directions: Route 14 to Cary, NW Corner of Route 14 and Borden Ave.

July 9, 2018

PIN: 19-13-201-030

*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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