

Retail Strip Center For Sale



- ◆ 5,148 sf
 - Suite 1 – 972 sf - \$550 Mortgage Company
 - Suite 2 – 792 sf - \$525 Tax Office
 - Suite 3 – 792 sf - \$550 Insurance Office
 - Suite 4 – 2,592 sf – owner uses (would lease) for \$1,500 for 2 years.
- ◆ 0.41 Acres
- ◆ 175' road frontage along Pio Nono Avenue
- ◆ Zoned C-1
- ◆ Stucco façade, Block Building
- ◆ 26 Parking Spaces
- ◆ Four HVAC independent systems (1-10 ton unit, 3-2 ton units). Suite 1 has heat pump, Suite 2,3 & 4 have electric AC and gas heat. Each unit has a 15 gallon water heater.
- ◆ New roof – 2001
- ◆ 2 curb cuts off Pio Nono Avenue

Sale Price: \$285,000

Income Statement

	Actual
Gross Income	\$37,500
Expenses	
Water	\$600
Lights	\$240
Taxes	\$3,900
Ins.	\$3,336
Vacancy (5%)	\$1,600
Total Expenses	\$9,676
NOI	\$27,824

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See detailed property information at www.Fickling.com