


PRICE REDUCTION
FOR SALE

THE MEDICINE SHOPPE

Property Highlights

- Long term tenant leases 4,879sf of the building; 3,901sf vacant
- Lease Terms: 1/1/2025 – 9/30/2027
- Annual Rent: \$82,800 NNN
- Landlord responsible for: Roof, structure, HVAC replacement
- (1) 3-year option to renew
- Out of 500-year flood plain
- Metal corrugated siding added in 2021 along the western side of the building
- Tenant currently pays all expenses

DETAILS

ASKING PRICE	\$ 795,000
BUILDING SIZE	8,750+/- SF
TAX MAP #	160.72-2-08
LOT SIZE	112' x 190'
ZONING	Neighborhood Commercial
PARKING	25-30 vehicles
ROOF	Rubber
WATER & SEWER	City
HVAC	3 Roof-top units (2) 2011 (1) 2014
TAXES	School \$ 16,939 City \$ 9,394 Total \$ 26,333

EXCLUSIVE CONTACT

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CUSHMAN &
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Income & Expenses	
<u>INCOME</u>	
CURRENT RENT UNTIL 9/30/2027 (HALF THE BUILDING)	\$ 82,800.00
<u>EXPENSES</u>	
Management Fee (5%)	\$ 4,140.00
Maintenance & Repairs (Est.)	\$ 8,800.00
Insurance (Est.)	\$ 6,000.00
Total Expenses	\$ 18,940.00
Net Operating Income (Est.)	\$ 63,860.00