High Credit Tenant Investment Property For Sale

# 4 Middlesex Ave

Wilmington, MA 01950



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NORDLUND ASSOCIATES

www.NordlundAssociates.com



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10,520 SF free standing, 2-story retail/flex building situated on 0.21 acres. Located 2.2 miles away from I-93, this block construction building is tenanted by NAPA Auto Parts. NAPA has been operating at the property since 2008 and recently executed a 5-Year lease extension demonstrating commitment to the location and market.

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## Annualized Operating Data



NAPA AUTO PARTS 4 Middlesex Avenue	Monthly	Annual
January 1, 2025- December 31, 2025	\$9,000.00	\$108,000
January 1, 2026- December 31, 2026	\$9,270.00	\$111,240
January 1, 2027- December 31, 2027	\$9,648.10	\$115,777
January 1, 2028- December 31, 2028	\$9,834.54	\$118,014
January 1, 2029- December 31, 2029	\$10,129.58	\$121,548

# SUGGESTED PRICING

SALE PRICE: \$1,550,000

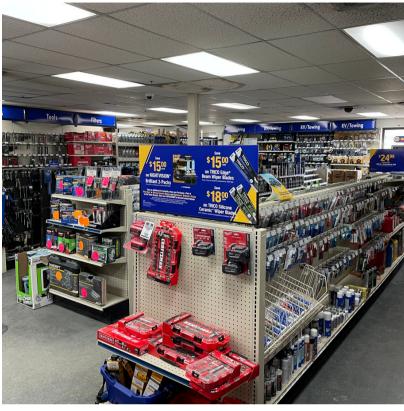
CAP RATE: 7.0%

NOI: \$108,000

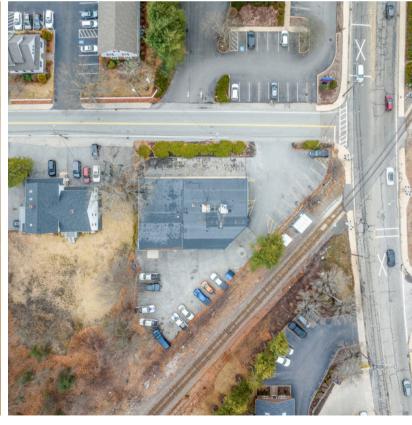
LIST PRICE

# 4 Middlesex Avenue









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### FOR MORE INFORMATION

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