

SINGLE TENANT INVESTMENT PROPERTY FOR SALE

3891 Klein Rd ♦ Harpersville, AL ♦ 35078 ♦ Shelby County



5,498 sf Office on 4.53 Acres ♦ ASKING PRICE: \$395,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY SUMMARY

3891 Klein Rd ♦ Harpersville, AL ♦ 35078 ♦ Shelby County

- ◆ 5,371 +/- SF Building
- ◆ 4.53 +/- Acres.
- ◆ Secure Fenced and Gated Property.
- ◆ Meticulously maintained condition.
- ◆ Built 1971.
- ◆ Low Maintenance.
- ◆ Metal Roof in Like New Condition
- ◆ Abundant paved parking.
- ◆ Fully Leased
- ◆ Fee Simple Ownership
- ◆ Price to sell at \$395,000
- ◆ Ideal location with easy access to U.S. 280, Highway 25, Highway 231, I-65, I-459 and I-20.
- ◆ Call for Details.



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INVESTMENT SUMMARY

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- ◆ Outstanding high quality single tenant investment property under long term lease to Manulife Investment Management Forest Management, Inc. formerly Hancock Natural Resource Group. (<http://www.maulifeim.com>)
- ◆ Manulife has a long term commitment to this location which serves as a field office to manage its forests located throughout Alabama region.
- ◆ Gross Rent: \$42,737 per year
- ◆ Annual CPI Rent Increases
- ◆ Property Taxes: \$3,546 per year.
- ◆ 2024 NOI: (Est. \$37,200)
- ◆ Cap rate: (Est. 9.4%)
- ◆ Landlord pays taxes, insurance, roof, repairs.
- ◆ Lease Expires February 2025
- ◆ Lease Renewal subject to mutual agreement.



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BIRD'S EYE PHOTO

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ABOUT THE TENANT

3891 Klein Rd ♦ Harpersville, AL ♦ 35078 ♦ Shelby County

Manulife Investment Management

Creating value through the sustainable management of natural resources

As the world's largest natural capital investment manager,¹ we have over 30 years of experience demonstrating a commitment to the stewardship of our land and the communities in which we operate. In 2021, Hancock Natural Resource Group adopted the Manulife Investment Management brand. As Manulife Investment Management, we continue to be good stewards on behalf of our clients, employees, and the environment.

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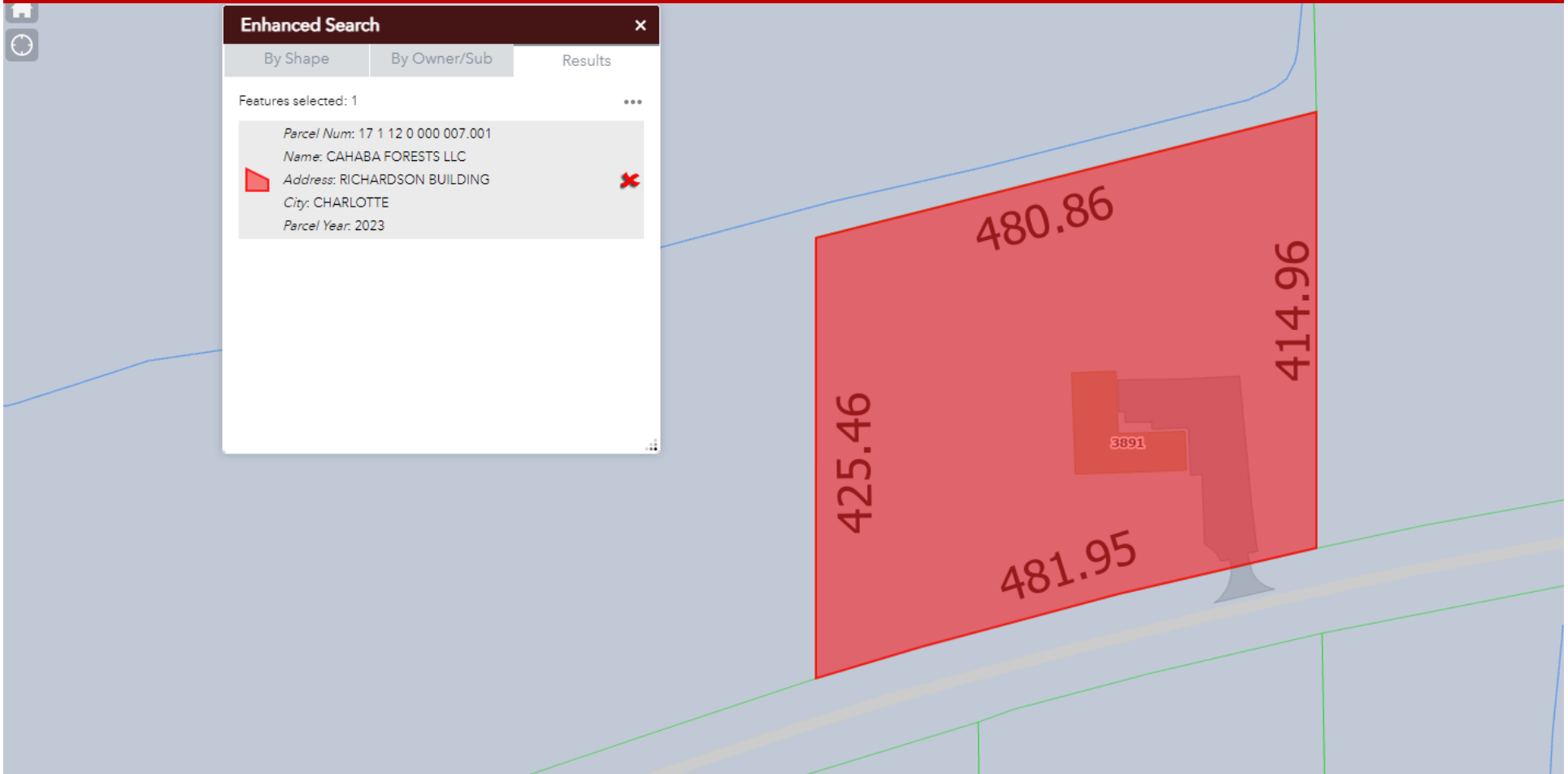
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PLAT MAP

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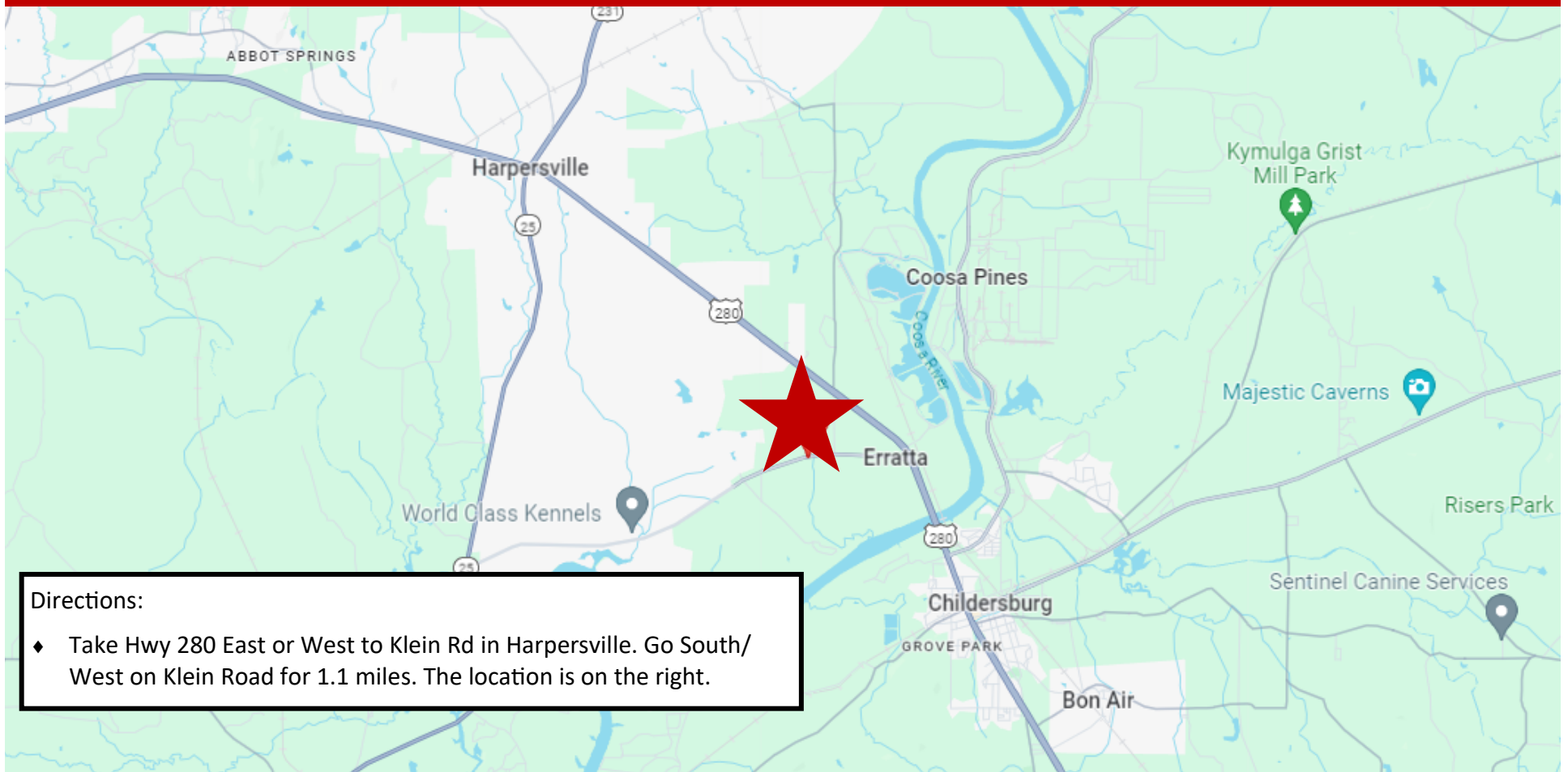
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IR REALTOR **LoopNet™ CREXi**

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LOCATION MAP

3891 Klein Rd ♦ Harpersville, AL ♦ 35078 ♦ Shelby County



Directions:

- ♦ Take Hwy 280 East or West to Klein Rd in Harpersville. Go South/ West on Klein Road for 1.1 miles. The location is on the right.

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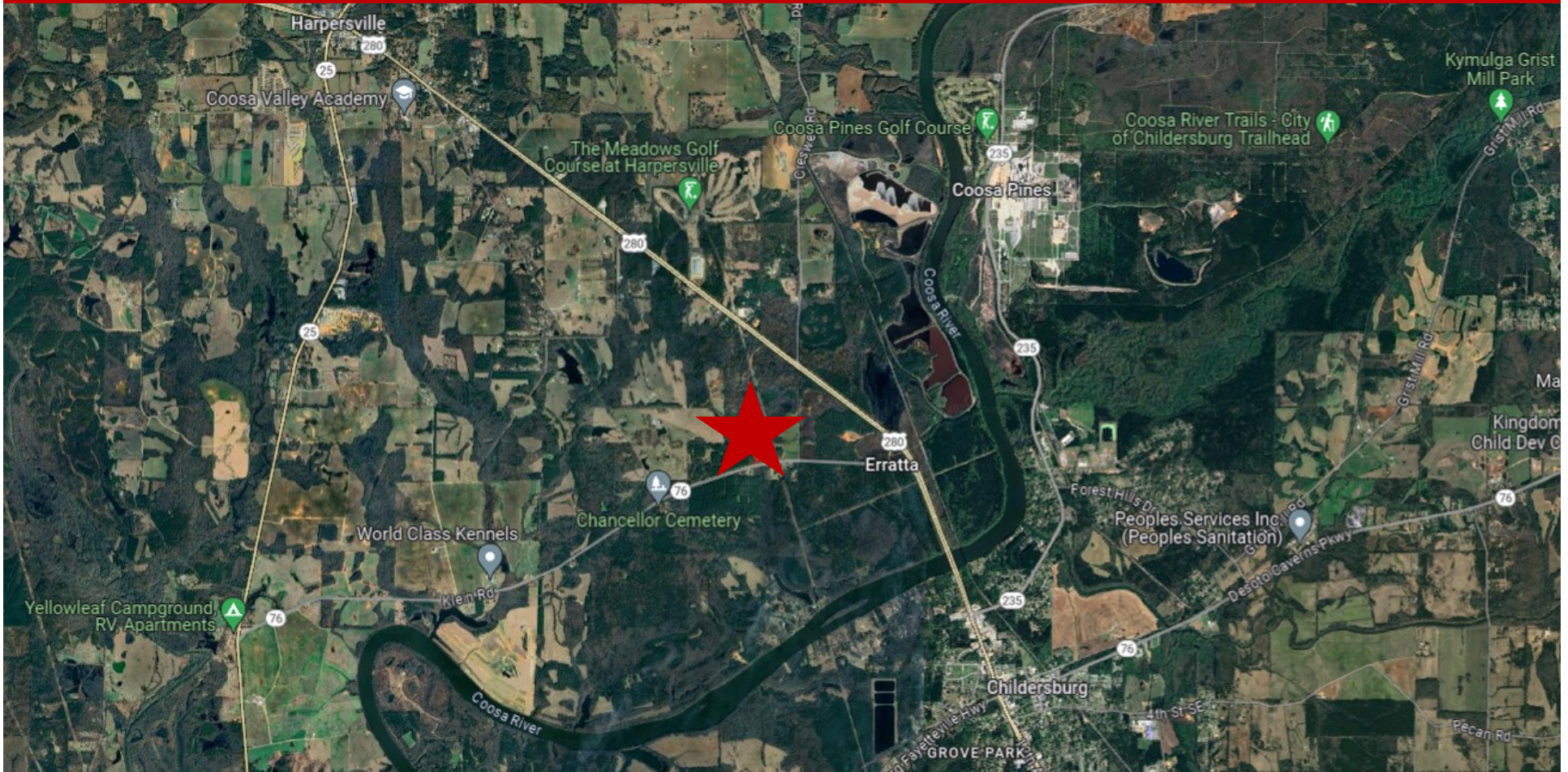
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AERIAL

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