

Community Auto Repair

302 5th Ave SW
Cullman, AL
35055



\$900,000
OFFERING PRICE



7.00%
CAP RATE



OFFERING SUMMARY

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Community Auto Repair asset located at 302 5th Ave SW in Cullman, AL (the "Property"). The property is an established auto repair business with strong sales.

The Property is a 4,500 square foot freestanding auto repair shop, complete with four service bays on a 0.50-acre parcel of land.

Community Auto Repair will commence a 15-year absolute NNN lease with no Landlord responsibilities upon close of escrow. The brand-new lease features 2% rental increases annually during the base lease term and at the beginning of each of the four (4), five (5) year renewal option periods.

INVESTMENT HIGHLIGHTS

NEW 15-YEAR LEASE | The interim term will commence upon close of escrow.

ABSOLUTE NNN | The absolute NNN expense structure creates a passive investment opportunity with no Landlord responsibilities.

ATTRACTIVE RENT INCREASES | 2% annual rent increases provide a hedge against inflation and an increase in yield over time.

FUNCTIONAL BUILDING | The Property features four service bays providing ample capacity.

HIGH TRAFFIC LOCATION | The Property sees more than 15,000 vehicles per day.



CLICK TO GET OFFER



Subject Property

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