

# FOR SALE

## INVESTMENT PROPERTY

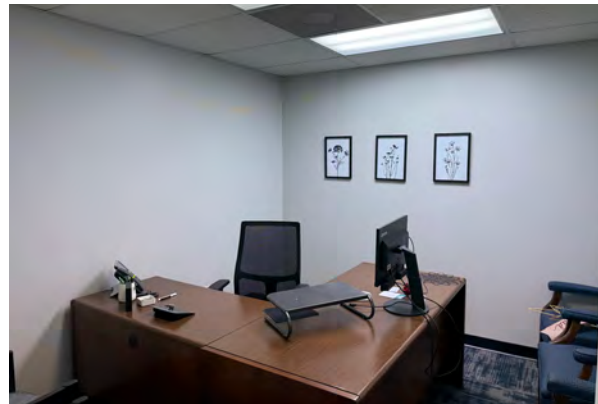
109 WEST 8TH AVENUE | GASTONIA, NC  
OFFERING MEMORANDUM

# \$1,105,000



**MECA**  
COMMERCIAL REAL ESTATE





## INVESTMENT PROPERTY

109 West 8th Avenue  
Gastonia, NC 28054

### PROPERTY HIGHLIGHTS

- Investment Property secured by a lease agreement with the North Carolina Department of Health and Human Services, Division of Vocational Rehabilitation
- 8 years remaining on 10 year lease. One 5 year option for renewal
- 5629 SF building that has recently been updated per the requirement of the lease
- Adjacent to brand new park that was constructed by the City of Gastonia



Income	\$88,938.20	No annual increases
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**Expenses**

	2023	2024	Est. - 2025
General Pest Control ( 4X)	\$700.00	\$730.00	\$740.00
Janitorial Service	\$8,220.00	\$8,220.00	\$8,220.00
Lawn Maintenance	\$1,742.00	\$1,800.00	\$1,950.00
City of Gastonia- Power	\$5,128.05	\$5,324.21	\$5,600.00
Dominion Energy,(Enbridge)	\$1,934.13	\$1,466.07	\$1,500.00
Insurance	\$1,000.00	\$1,000.00	\$1,000.00
Gaston County Tax Collector	\$3,660.77	\$3,623.48	\$3,623.48

Total Expenses	\$22,384.95	\$22,163.76	\$22,633.48
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Net Operating Income	\$66,304.72
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Sales Price at 6% Capitalization Rate	\$1,105,000.00
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**ERIC CLAY**

Managing Partner, Senior Advisor

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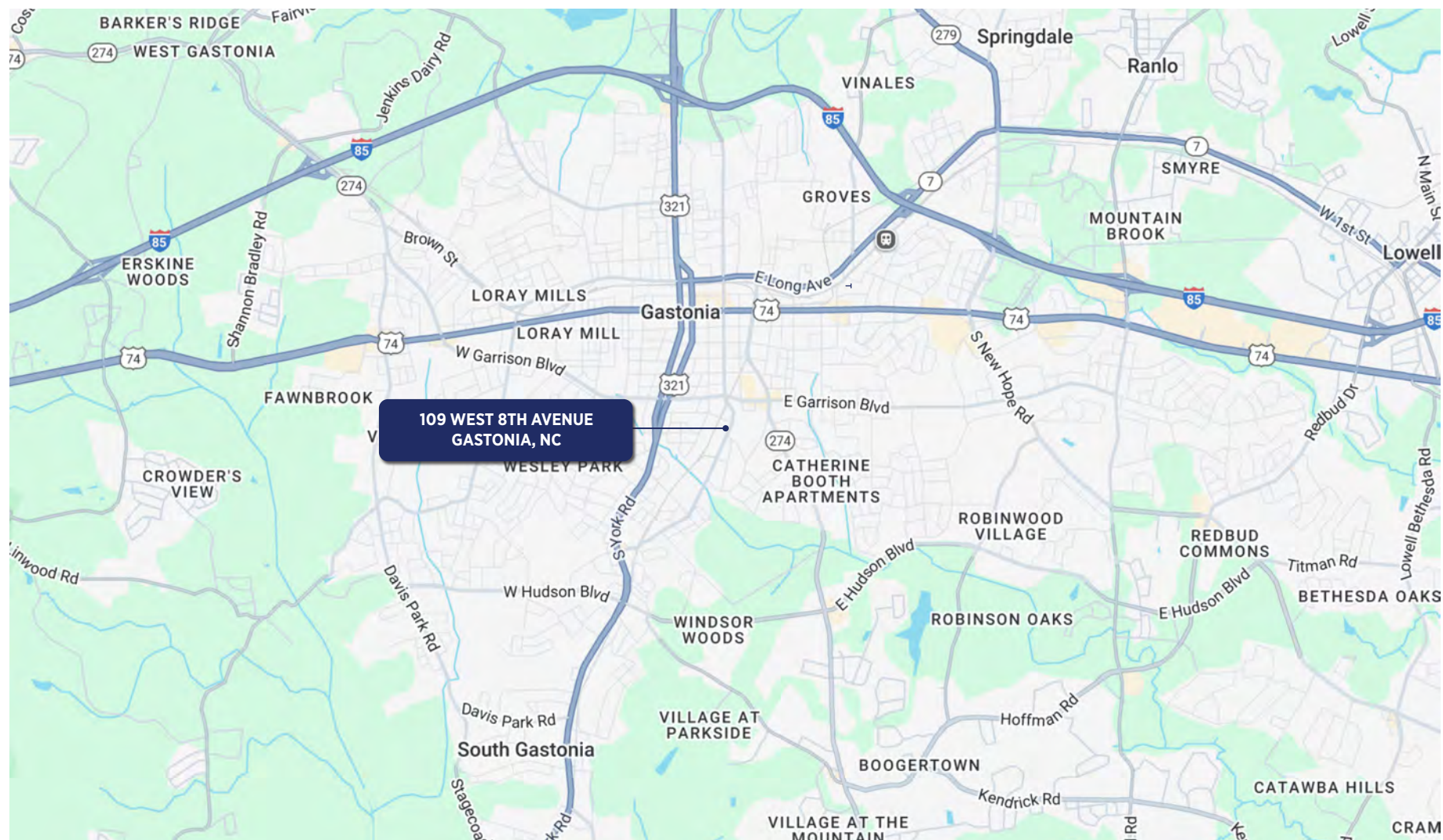
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3<sup>RD</sup>

LARGEST CITY IN  
THE CHARLOTTE-  
CONCORD-GASTONIA  
NC-SC MSA

30+

INTERNATIONAL  
COMPANIES

3X

ALL-AMERICAN CITY  
& RECIPIENT OF THE  
U.S. CONFERENCE  
OF MAYORS TOP  
LIVABILITY AWARD

22

MILES WEST  
OF CHARLOTTE

25

MILE VIEWS  
FROM CROWDERS  
MOUNTAIN

## GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.