

INVESTMENT OPPORTUNITY - FOR SALE

Seller Financing Available



Offering Summary:

Asking Price:	\$1,300,000
CAP Rate:	7.1%
Total Building Size:	8,100 SF
Total Lot Size:	1.09 AC
Zoning:	CCG-2 & RLD-60
Taxes:	\$5,826.66/yr

Highlights:

- (15) Drive-in OH Doors:
 - 12'x12' | 12'x14'
- Clear height: 14'-18'
- Power: 3-Phase/200 Amps
- Surveillance system
- Fenced yard space
- Lease expires in May 2028

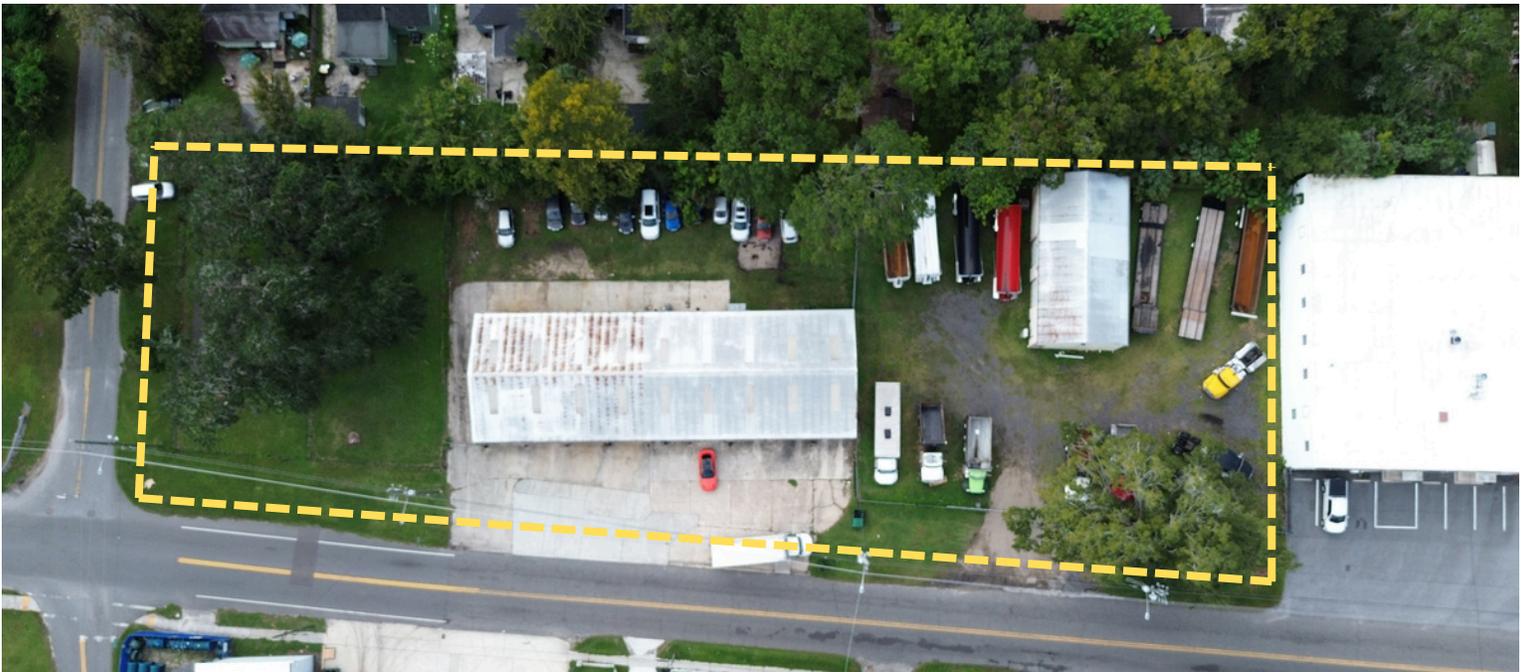
Summary:

Seller financed investment deal, now available. The property is within close proximity to downtown with quick highway access. The property is located just North of I-10 near the newly constructed I-95/I-10 interchange making the site an ideal, central location. This a great opportunity for an investor looking for a value-add opportunity.

KYLE@VANCAMPCOMMERCIAL.COM

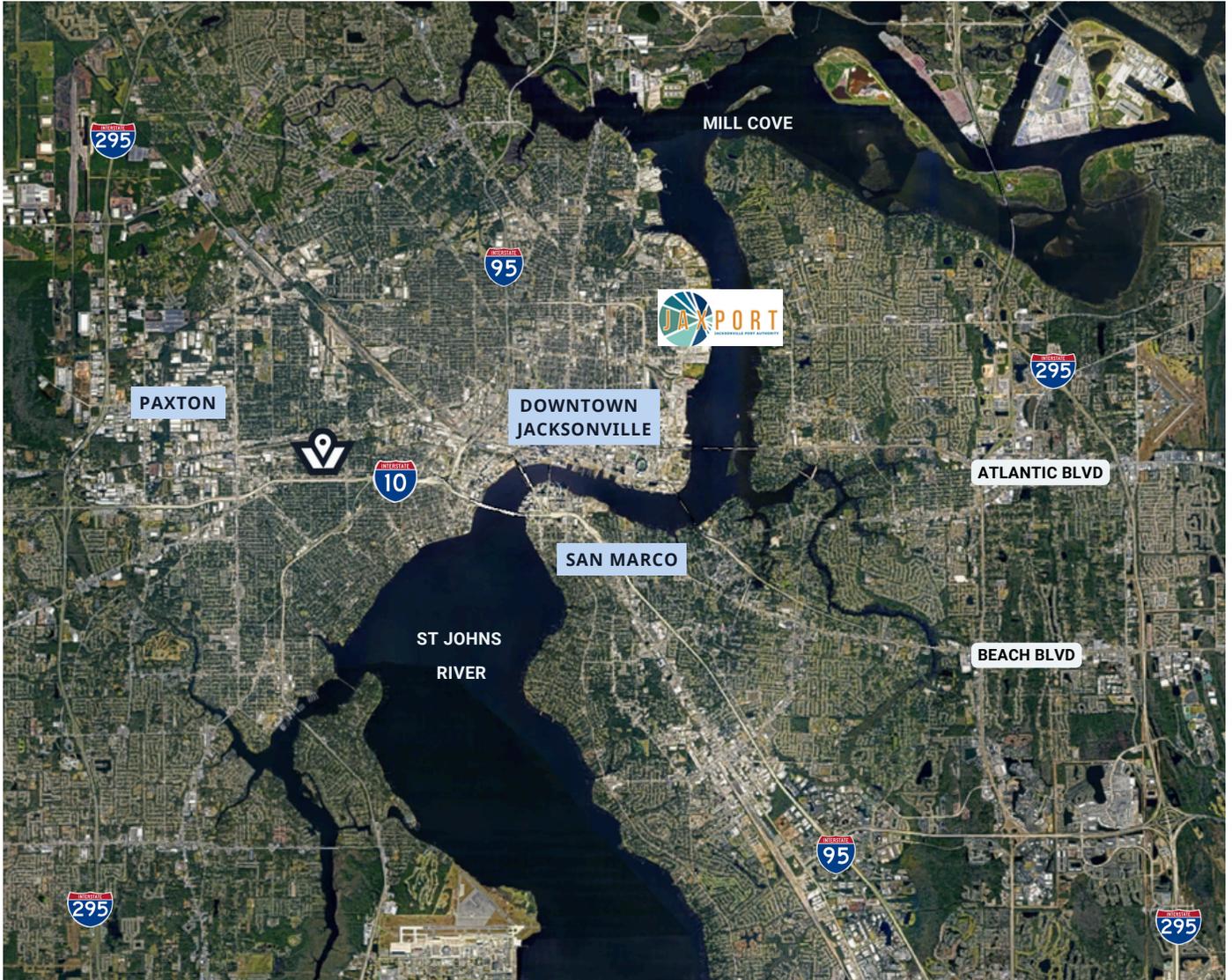
2890-2908 Edison Ave.

Property Photos



2890-2908 Edison Ave.

Property Map



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