

INVESTMENT OPPORTUNITY - FOR SALE

Seller Financing Available
Highlights:

- (25) Drive-in OH Doors:
 - 8'x10' | 12'x12' | 12'x14'
- Clear height: 14'-18'
- Power: 3-Phase/200 Amps
- Surveillance system
- Fenced yard space
- Leases expire in November 2027 and May 2028

Offering Summary:

Asking Price:	\$2,750,000
CAP Rate:	6.41%
Total Building Size:	17,019 SF
Total Lot Size:	2.1 AC
Zoning:	CCG-2 & RLD-60
Taxes:	\$10,256.66/yr

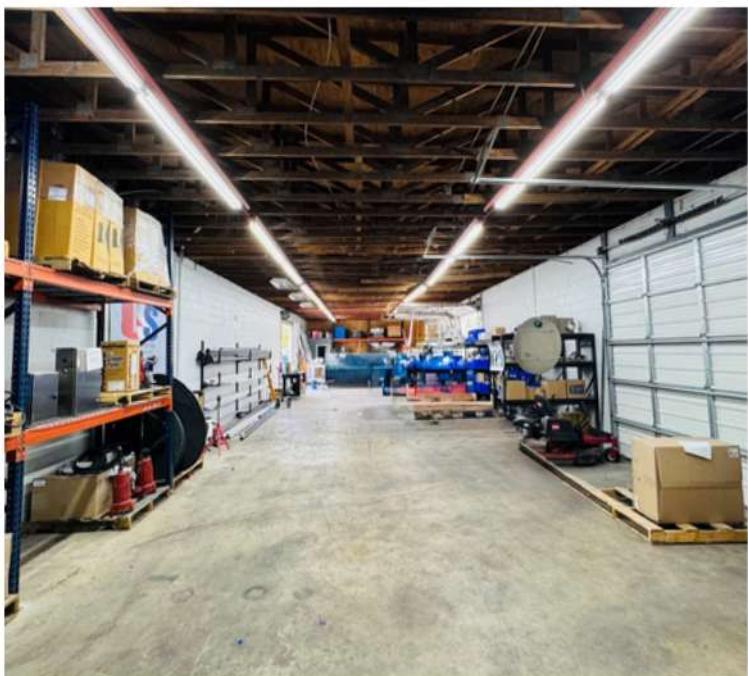
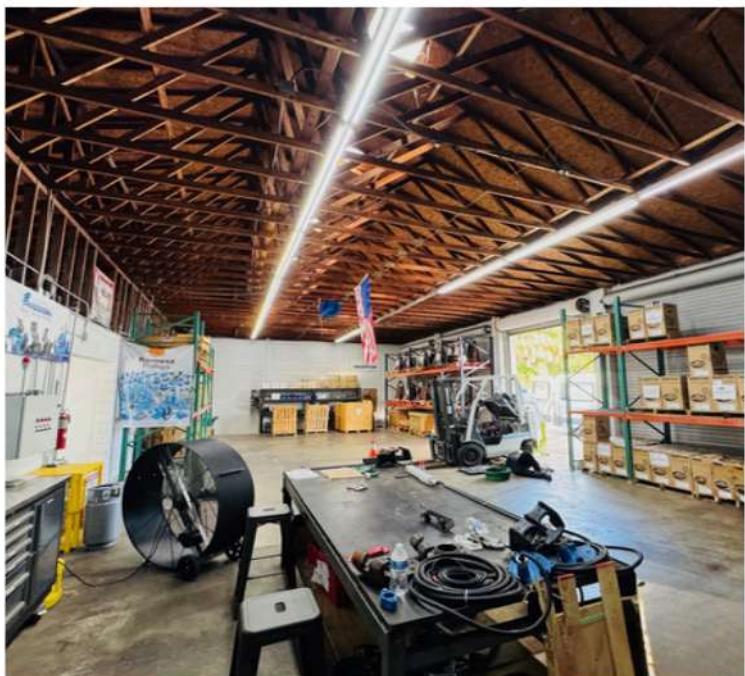
Summary:

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

2877-2908 Edison Ave.

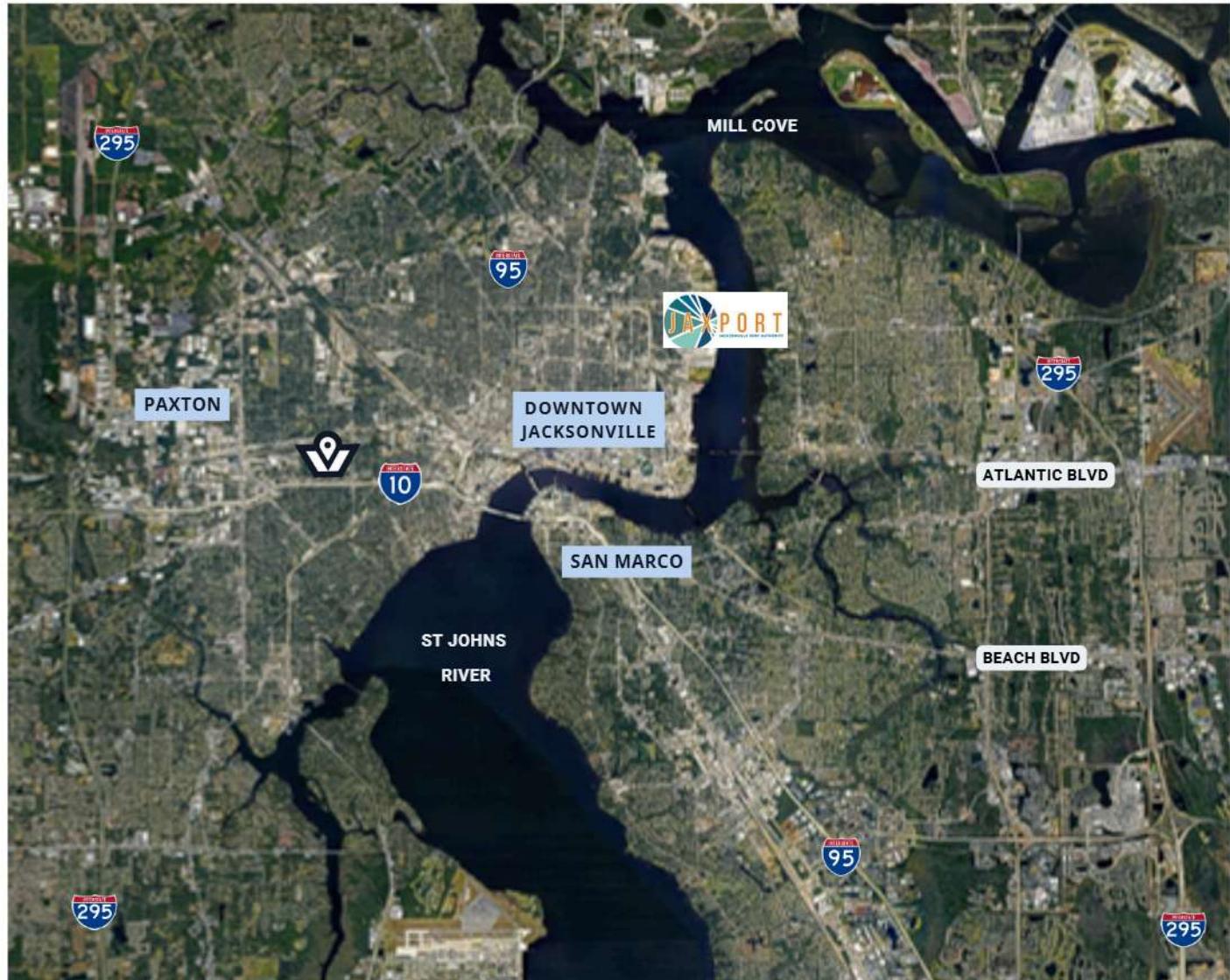
Property Photos



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2877-2908 Edison Ave. Property Map



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