

Full Service Real Estate Company



For Sale
4596 Old Troy Pike
Riverside, OH



NNN Lease and RE FOR SALE

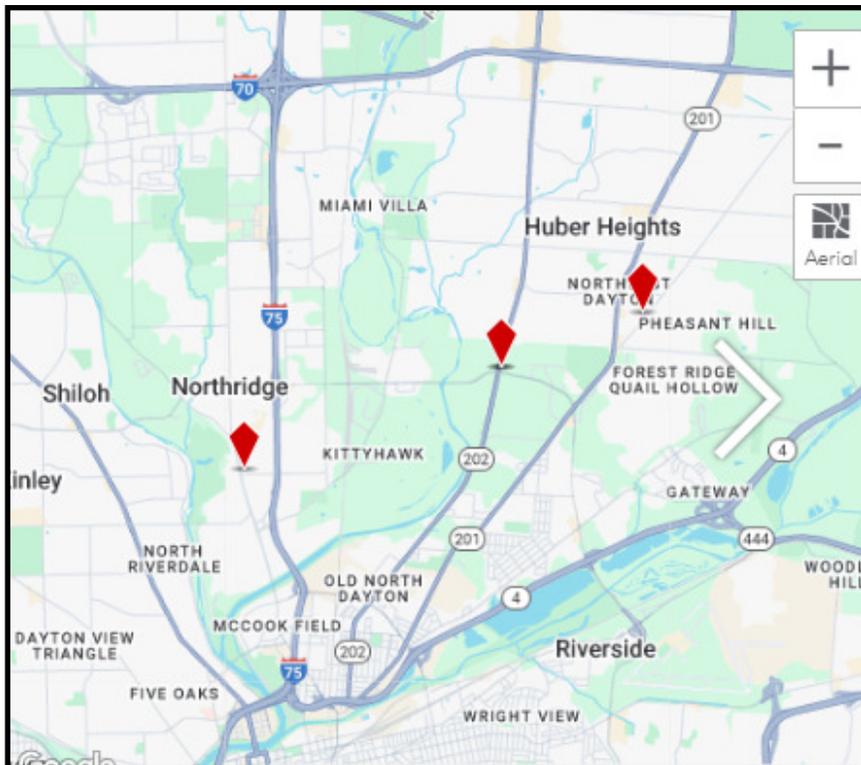
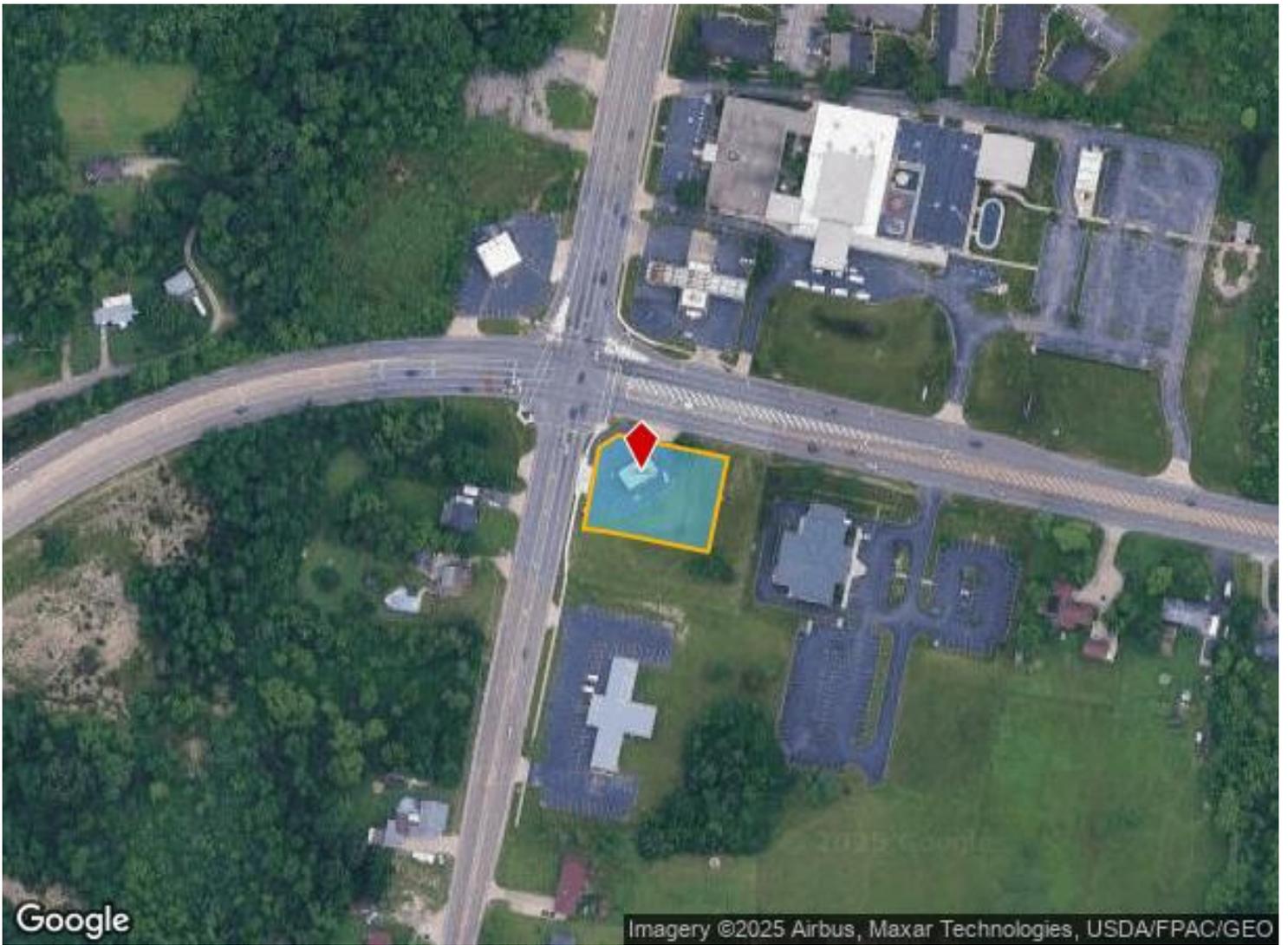
This automotive after-care lube shop is on a full triple net lease. The five year lease has 3% increases per year with two five year options also with rent increases. The shop has two drive in doors and work bays. The work bays have service pits. The shop is located on the corner of a signalized intersection at Old Troy Pike (SR 202) and Needmore Road approximately 2 miles from I-75 in Riverside. Ohio. Base rent on the NNN lease will increase to \$35,009.70 August 1, 2025. Tenant is solely responsible for ALL RE taxes, insurance, and CAM, plus utilities. Great opportunity to earn passive income on a bullet-proof business with a long term tenant.

- NOI is \$41,492 making this an 8.47% Return on Investment
- 157,190 People within a 5 Mile Radius
- \$50,211 Average Household Income 5 Miles
- Minutes from I-75

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All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.



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