

FOR SALE

2820 Hemphill St.
Fort Worth, Texas



Property Information

LOCATION

Southwest quadrant of Hemphill St. and W. Cantey St., Fort Worth. The site is .4 miles north of Berry St and 1.35 miles south of Magnolia Ave.

YEAR BUILT / REMODELED

1962/ 2021

SUITES

5,724

PARKING

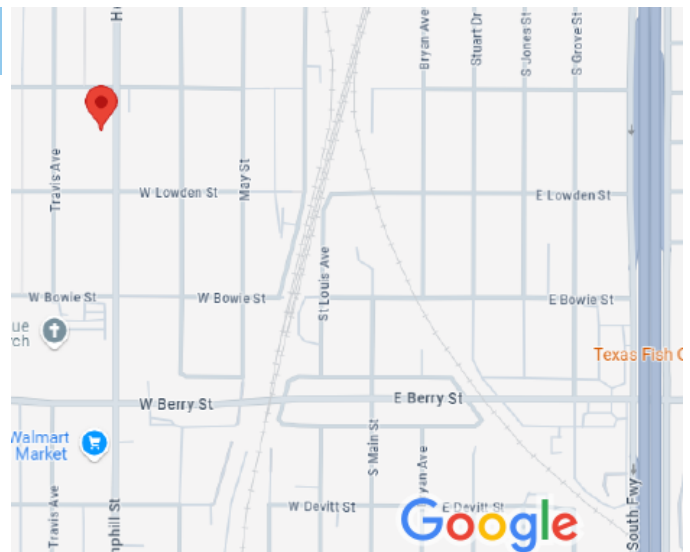
32 spaces

COMMENTS

Can also be purchased as part of Portfolio.

ASKING PRICE

Contact Broker

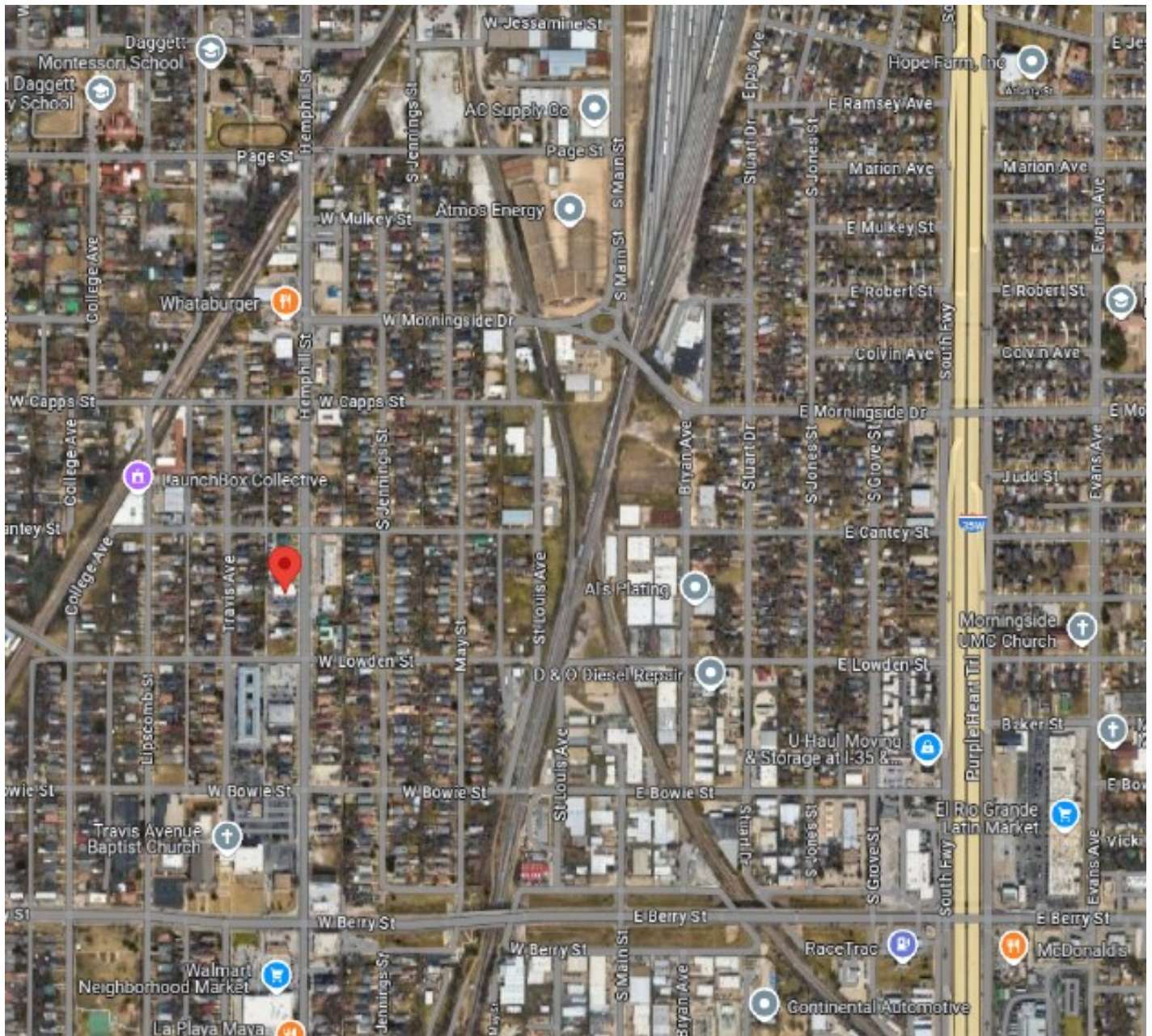


For Information

Don D. Phifer
817-427-9545 office
817-239-7100 cell
Phifer@LandDeals.com

Aerial

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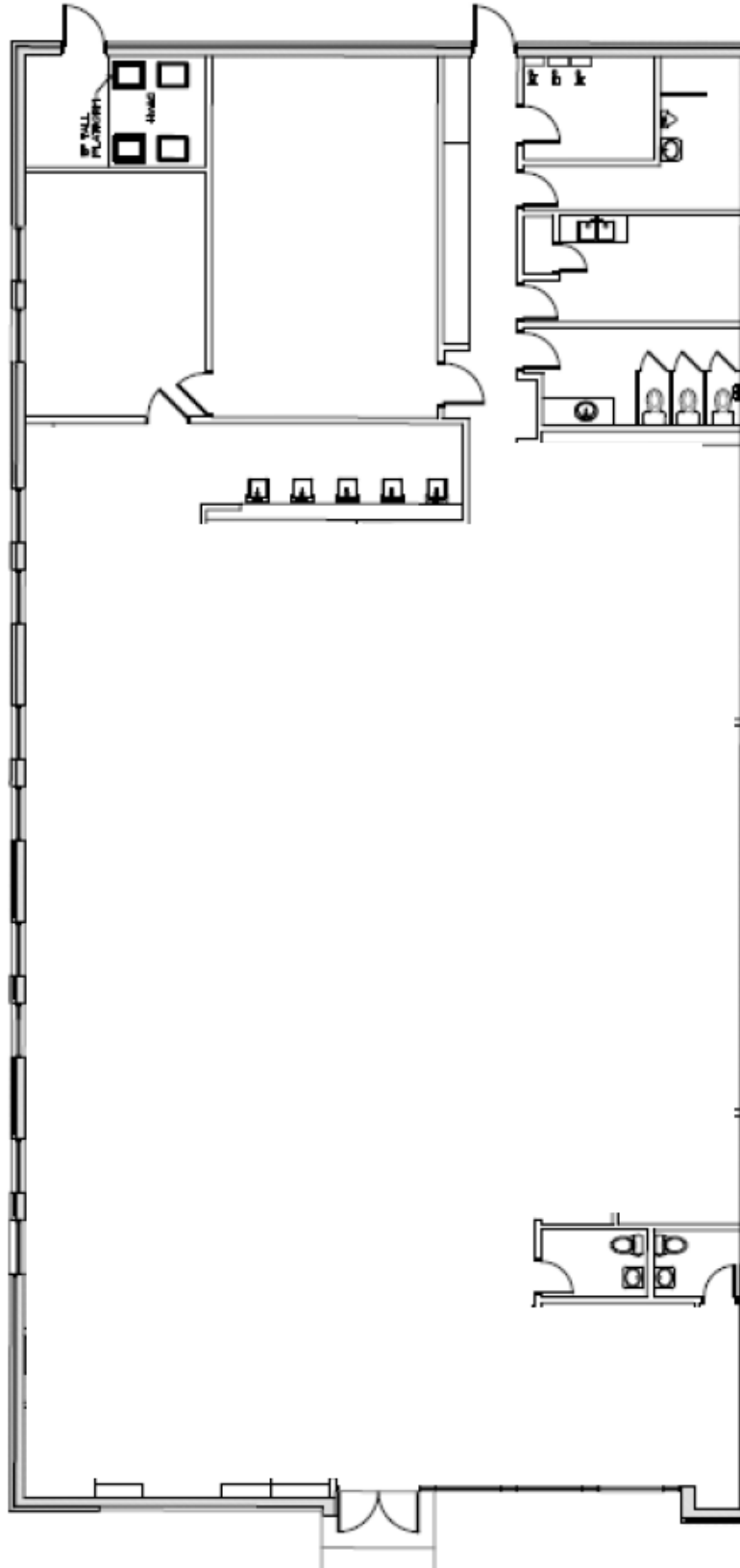
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RENT ROLL

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Main Building

Commencement Date	Expiration Date	Rate Per Sq. Ft.	Annual Base Rate	Annual Increases	Renewal
11/01/2023	01/01/2029	\$16.00	\$91,584.00	\$.50 annual bumps	

This is a Gross Lease so Owner is responsible for Property Taxes, Insurance, some Maintenance and Landscaping. Current Estimated NOI approximately \$70,000 for 2024.