



# WALGREENS WITH ABSOLUTE NET LEASE FOR SALE

25 Bill's Blvd.  
Martinsville, IN 46151

## OFFER SUMMARY

Price	\$2,700,000
Cap Rate	11.43%
Lease Type	Absolute Net
Sales Price/ SF	\$185.88
Annual NOI	\$308,750
Annual Taxes	\$47,606.90



CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER  
F.C. TUCKER/BLOOMINGTON, REALTORS®  
COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING  
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Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU12000060





# Property Overview

F. C. Tucker, Cockerham Commercial is pleased to exclusively offer For Sale the 14,525 SF Walgreens located at 1900 S Ohio Street in Martinsville, IN. The property is being offered at a 11.43% CAP rate and is in an Opportunity Zone. Property is located directly off HWY I-69. 20 minutes north to Indianapolis and 20 minutes south to Bloomington.

## BUILDING INFORMATION

Street Address	25 Bill's Blvd.(Formerly 1900 S Ohio St.)
City, State, Zip	Martinsville, IN 46151
County	Morgan
Building Size	14,525 SF
Lot Size	2.13 Acres
Year Built	2003

Additional Online information:  
[Cockerhamcommercial.com](http://Cockerhamcommercial.com)  
[ICREX.com](http://ICREX.com)  
[Loopnet.com](http://Loopnet.com)  
[Crexi.com](http://Crexi.com)

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