

SALE

NNN Leased Investment

626 & 706 EAST MCKINNEY STREET

Denton, TX 76209

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
BUILDING SIZE:	6,243 SF
NOI:	\$97,800.00
CAP RATE:	6.99%

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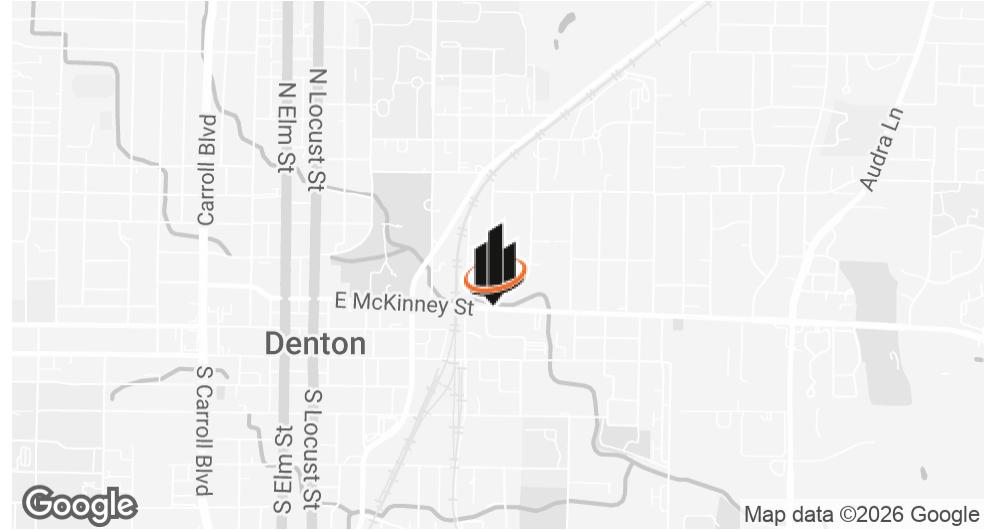
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NNN LEASED INVESTMENT | 706 East McKinney Street Denton, TX 76209



PROPERTY DESCRIPTION

Strandes Garage has been a staple in the Denton Market since 1962. It's prime location and visibility are known across Denton County. With a new 5 year lease in place that has 3% annual bumps, the proven tenant sets up a great investment opportunity. 6,243 sqft of Industrial use is as versatile as it comes.

PROPERTY HIGHLIGHTS

- 6,243 SF industrial building
- Prime Denton location
- NNN Investment Sale

SVN | VERUS COMMERCIAL 2

ADDITIONAL PHOTOS



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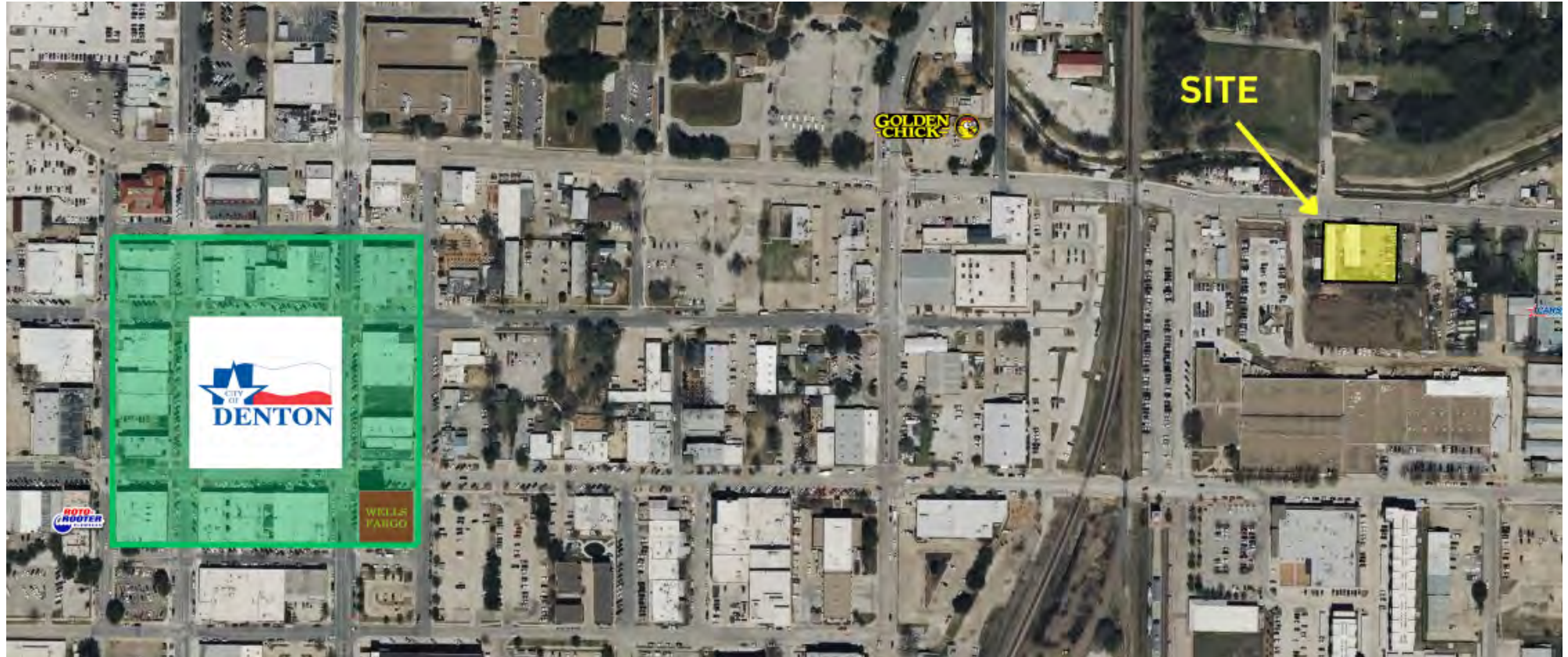
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AERIAL



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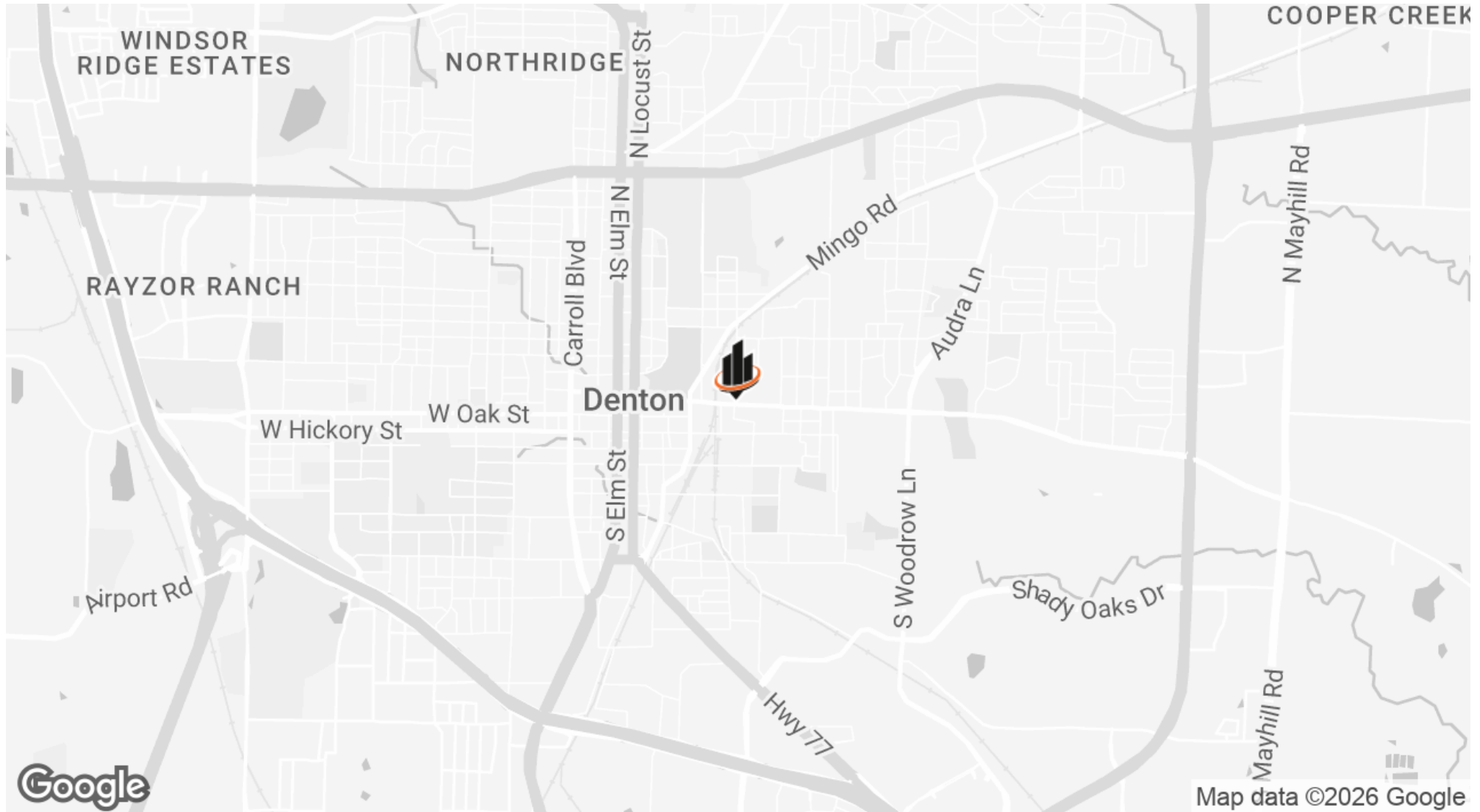
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LOCATION MAP



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MEET THE TEAM



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