



9165 Pippin Rd, Groesbeck, OH 45251

**\$1,199,900**

Pippin & Compton Retail Center

Exceptional Retail Center: Prime Location, Steady Income, Growth Potential



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Listing Added: Today

Listing Updated: Today

## Details

Asking Price	<b>\$1,199,900</b>	Property Type	<b>Retail</b>
Subtype	<b>Shopping Center</b>	Investment Type	<b>Value Add</b>
Class	<b>C</b>	Lease Type	<b>Modified</b>
Tenant Credit	<b>No Credit Rating</b>	Tenancy	<b>Multi</b>
Remaining Term	<b>3 years</b>	Square Footage	<b>9,912</b>
Price/Sq Ft	<b>\$121.06</b>	Cap Rate	<b>8.33%</b>
Occupancy	<b>100%</b>	NOI	<b>\$99,922</b>
Units	<b>7</b>	Year Built	<b>1967</b>
Buildings	<b>1</b>	Stories	<b>1</b>
Permitted Zoning	<b>Per Record</b>	Broker Co-Op	<b>Yes</b>
APN	<b>510-0054-0315-00</b>	Ownership	<b>Corporate</b>

## Marketing Description

Invest in an exceptional opportunity with this 9,912 square foot retail center, ideally positioned for sustained profitability. This property features 7 fully occupied units, ensuring a steady and reliable income stream. Key details include:

- **Total Area:** 9,912 sq. ft.
- **Units:** 7
- **Annual Gross Rents:** \$136,800.00 (800.00)

This well-maintained, fully leased retail space is perfect for savvy investors seeking consistent returns and potential for future growth. Invest with confidence in a property designed to deliver dependable income.

## Investment Highlights

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### Prime Location

- Strategically positioned in a high-traffic area, ensuring maximum visibility and customer access.

### Fully Occupied

- 7 fully leased units guaranteeing a steady and reliable income stream.

### Strong Financials

- Annual Gross Rents: \$136,800.00, offering attractive returns.

### Well-Maintained Property

- Regular upkeep and maintenance, minimizing unexpected costs and ensuring long-term asset value.

### Growth Potential

- Situated in a growing area with potential for rental increases and property value appreciation.

### Diverse Tenant Mix

- Variety of tenants, reducing risk and ensuring stable occupancy.

### Turnkey Investment

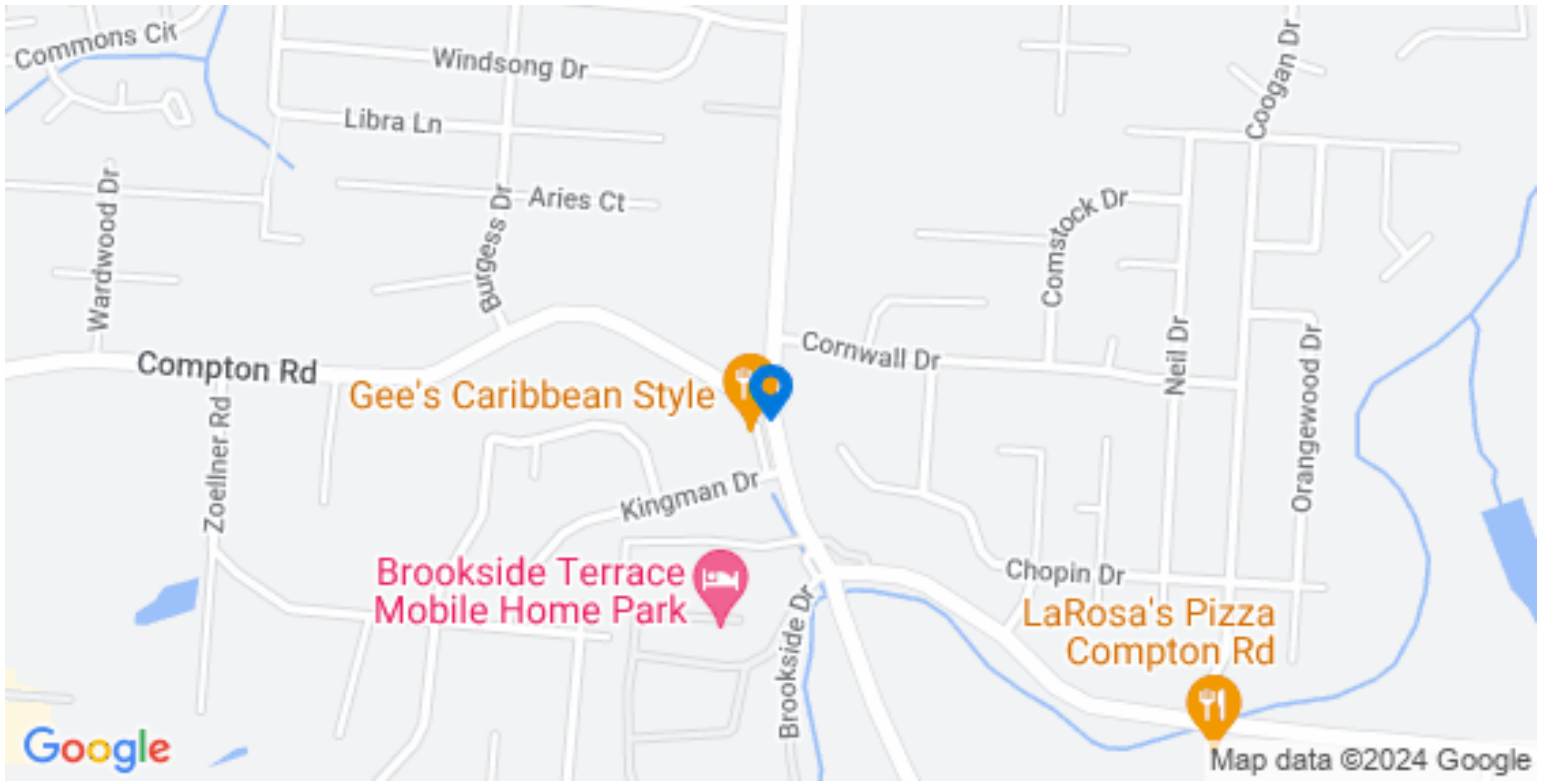
- Ready-to-go investment with immediate cash flow, perfect for investors seeking hassle-free management.

### Secure Income

- Leases in place provide security and predictability in revenue.

Invest confidently in this exceptional retail center, designed for sustained profitability and future growth.

Location (1 Location)



Property Photos (2 photos)

