

FOR SALE

2816 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 / REMOLDED

1918 / 2015

SUITES

1,594

PARKING

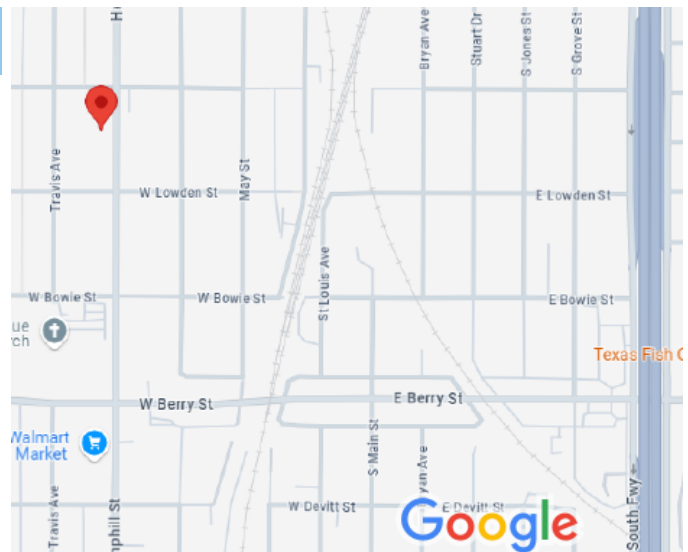
6 spaces

COMMENTS

Can also be purchased as part of Portfolio.

ASKING PRICE

Contact Broker

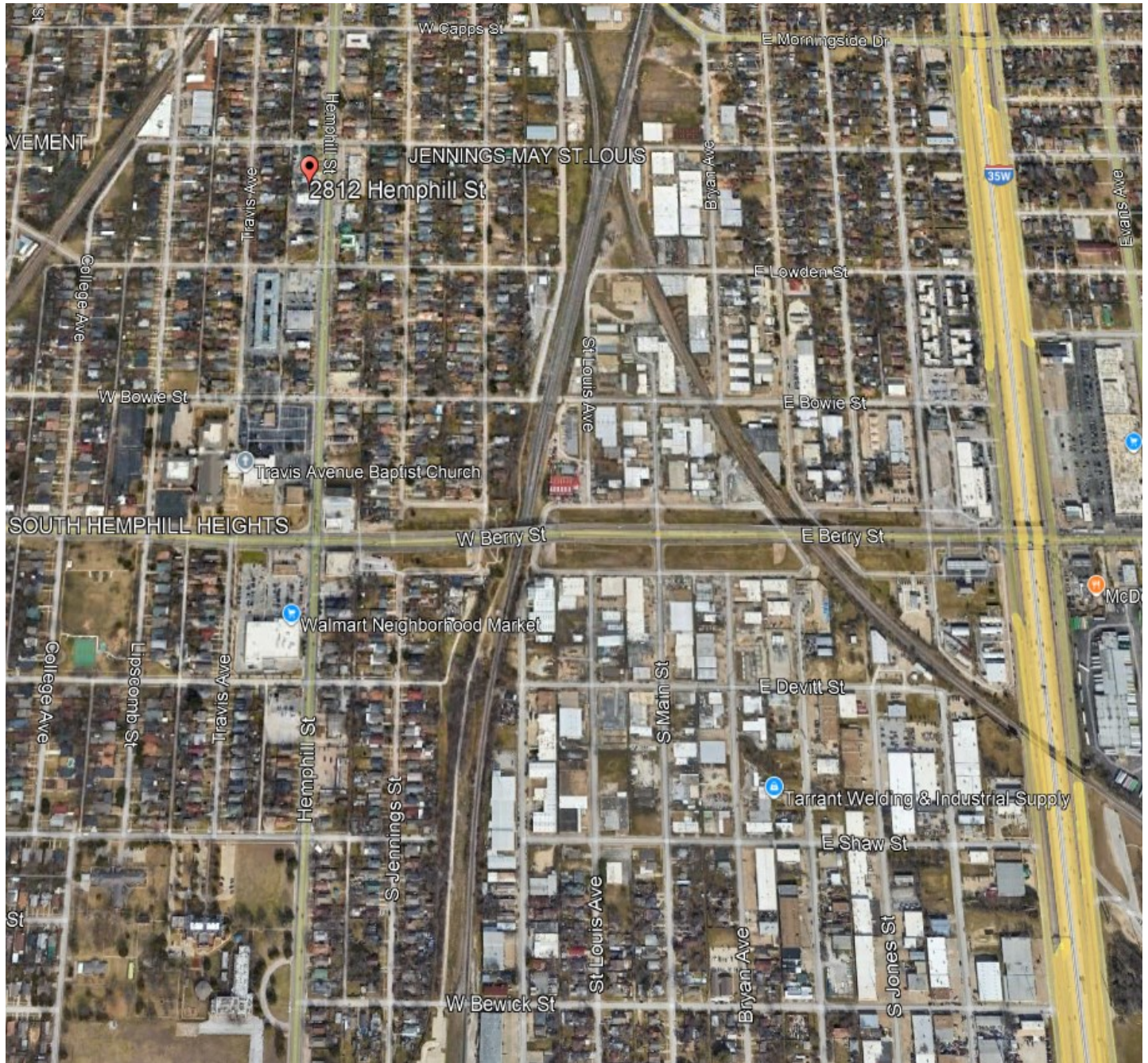


For Information

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

Aerial

2816 Hemphill St.
Fort Worth, Texas



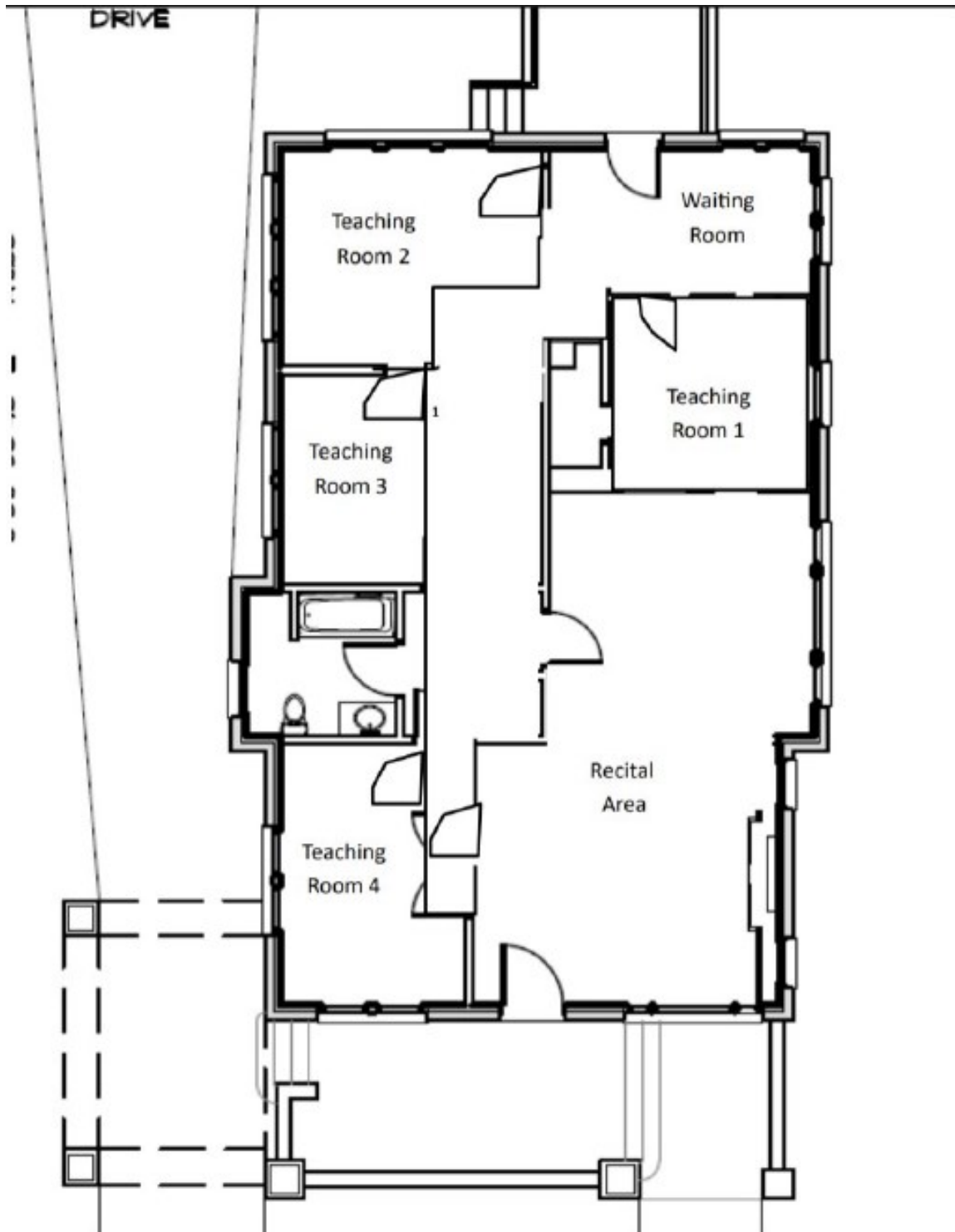
Aerial

2816 Hemphill St.
Fort Worth, Texas



Aerial

2816 Hemphill St.
Fort Worth, Texas



RENT ROLL

2816 Hemphill St.
Fort Worth, Texas



Main Building

Commencement Date	Expiration Date	Rate Per Sq. Ft.	Annual Base Rate	Annual Increases	Renewal
11/01/2023	10/31/2025	\$14.50	\$23,113	\$.75 annual bumps	N/A

This is a Triple Net Lease and Triple Nets are \$4.50 per sq. ft.