

LIST
PRICE

\$2,899,000.00

ABOUT THE PROPERTY

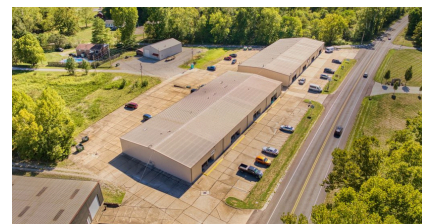
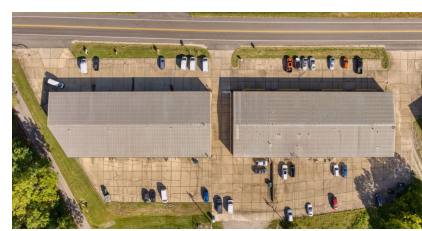
- Buildings sit on 2.19 AC of property
- 100% leased
- Stabilized, fully leased retail center with strong tenant history
- Value add opportunity
- Easy ingress & egress
- Mix of regional and local tenants



CALE CONLEY
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THE FINANCIALS

Gross Income: \$270,724.44
Annual Expenses: \$69,136.27
NOI: \$201,588.17
Cap Rate: 6.95%



TENANT	UNIT	SQFT	EXP
REM	101-104	8,000	Jan-29
CULTURE ARCHITECTS	105	2,000	Jun-25
ARTCART	106	2,000	Apr-26
FENTON GIFT SHOP	107-108	4,000	Jun-26
REM LEARNING CENTER	201-203	6,000	Jan-29
DOWN THE HATCHET	204-205	4,000	Aug-26
KAPPUS COMPANY	206	2,043	Jun-26
APRIA	207/208	3,500	Jan-26

2242 Williams Highway, Williamstown, WV 26187