

FOR SALE

OFFICE/WAREHOUSE OPPORTUNITY

111 OLIVE STREET | SALISBURY MD



PROPERTY OVERVIEW: Rare Industrial property comprised of Warehouse and Office. Priced, well below replacement at just \$30 PSF. Simply put, you can't construct this type of building for anywhere near that price. Building has been upgraded with newly renovated office spaces and entry ways, brand new windows throughout, extensive exterior renovations utilizing Aztek, 5 overhead doors (w/ drive in, 2 dock high), freight elevator and fully fenced in yard. There is also professionally installed low voltage cable plant throughout the complex for telephone, data, CCTV, Wi-Fi and Audio Video. Property is perfect for an investor or owner operator. If you wish to operate your business here, you can enjoy some income to help you offset the mortgage payment. Property is currently producing \$54,600 (approx.) in income. The income is generated by 3 tenants who occupy approximately 14,000 of the building. The current owners occupy the remaining 25,000 SF. The current owners have said they would consider a lease back, in the event that an investor purchased the building. This would help give the buyer time to find a tenant for the space. The possibilities are endless for this deal and this building. This type of product is hard to find right now. If you or your client is interested contact Matt Trader today for details.

Sale Price: \$1,190,000.00
Available SF: 39,000 +/- SF

Call today for more details!



218 East Main Street
Salisbury, MD 21801
www.rinnier.com

Matthew Trader
443.614.4297

PHOTOS

OFFICE/WAREHOUSE OPPORTUNITY

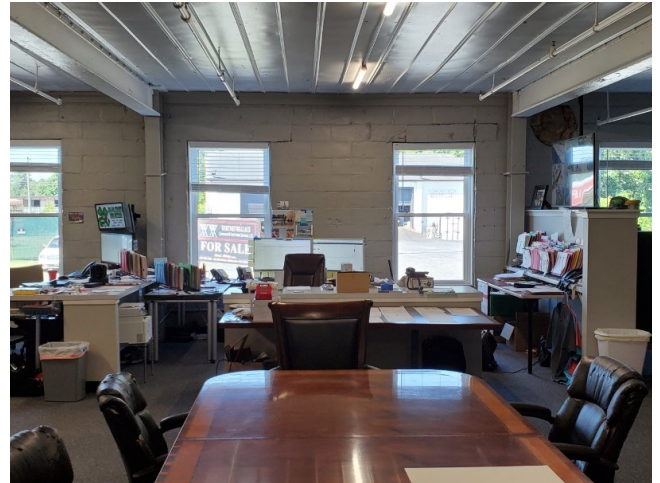
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AERIAL

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