



Property For Sale – 1205 Bent Oaks Ct, Denton, TX 76210

Listed Price: \$1,250,000 **NOI:** \$80,216.52 **Cap Rate:** 6.42% **Lease Type:** NNN

■ **Building Details**

Property Type:	Office
Building Size:	4,630 SF
Year Built:	2008
Building Class:	B
Stories:	1 (Single-Story)
Typical Floor Size:	4,630 SF
FAR:	0.25
Lot Size:	0.43 AC
Zoning:	Commercial

■ **Tenancy & Occupancy**

Tenancy: Multiple (3 tenants)

Occupancy: 100% Leased – Great Credit

Tenant Information: Confidential – Available on request

■ **Parking**

Total Spaces: 21

Parking Ratio: 4.54 per 1,000 SF

■ **Investment Highlights**

- Stable NOI with 6.42% Cap Rate
- NNN Lease – Minimal Landlord Responsibilities
- 100% Leased to Credit Tenants
- Strong Denton, TX Location

Akhanda Realty LLC

Suresh Malepati

■ 469-514-8080 | ✉■ suresh@akhanda.com