

# FOR SALE



## Investment Opportunity!

QUICK SERVICE RESTAURANT!

954 MAIN STREET • SOUTHAVEN, MS 38671

Price: \$499,000  
Building SF: 2,670 +/- SF  
Lot Size: 0.66 Acres  
Zoning: C-3



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### Property Description

Our experienced commercial real estate team is happy to present a great investment opportunity with a three-year modified gross lease that ends December 31, 2026. This space is located on Main Street on the border of Memphis and Southaven. Just a block from Interstate 55, this location offers a drive-thru, thirty parking spaces, commercial kitchen, and it has recently been renovated by the current tenant. If you are looking for a great investment opportunity, give us a call today!

Tenant	Lease Period	Rent
West Coast Burritos	01/01/2021-12/31/2026	\$3,500 / Month

### Location Overview

West of Main St. from I-55. Property is on the right before old Rite Aid Drug. Just two blocks west of the I-55 interchange on Main St.





**Investment Summary**

Price	\$499,000
Tenants	1
RSF	2,670
Price/RSF	\$186.89
Lot Size	0.66 acres
Floors	1
APN	108613000 0002701
Cap Rate	4.89%

**Tenant Annual Scheduled Income**

Tenant	Actual
West Coast Burritos	\$36,350
<b>Totals</b>	<b>\$36,350</b>

**Annualized Income**

Description	Actual
<b>Gross Potential Rent</b>	<b>\$36,350</b>
- Less: Vacancy	\$0
<b>Effective Gross Income</b>	<b>\$36,350</b>
- Less: Expenses	(\$11,973)
<b>Net Operating Income</b>	<b>\$24,377</b>

**Annualized Expenses**

Description	Actual
Building Insurance	\$4,050
Maintenance	\$1,200
Taxes - Real Estate	\$6,723
<b>Total Expenses</b>	<b>\$11,973</b>
<b>Expenses Per RSF</b>	<b>\$4.48</b>

**Proforma Notes**

Lease began January 1, 2021 and ends December 31, 2023 - 10% annual increase each year.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





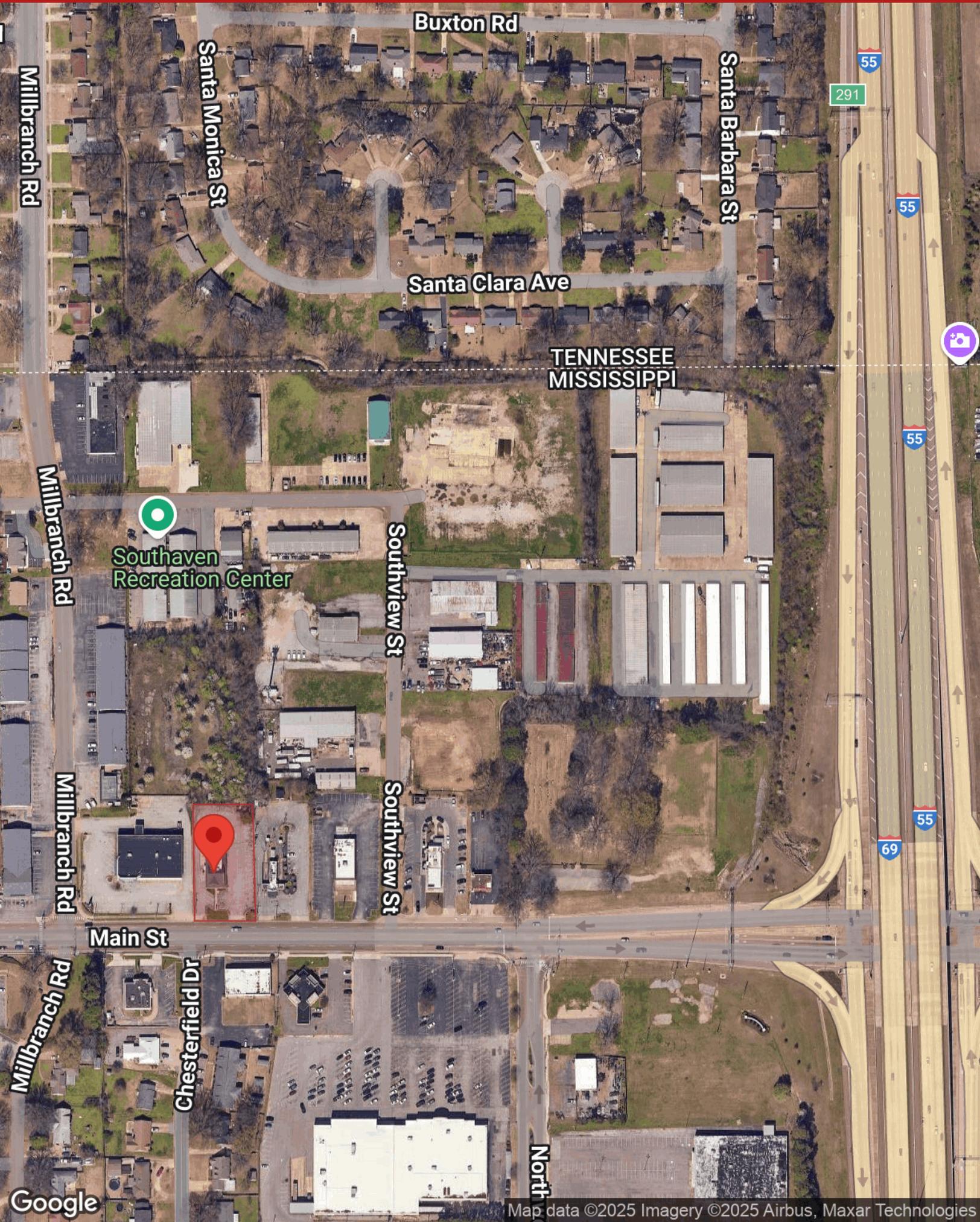
Quick Service Restaurant for Investment Opportunity!

Traffic Count averages 23,000 cars a day

Great Location!



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Southaven Recreation Center



TENNESSEE  
MISSISSIPPI