

For Sale

Single Tenant Freestanding Retail

2,800 SF +/-

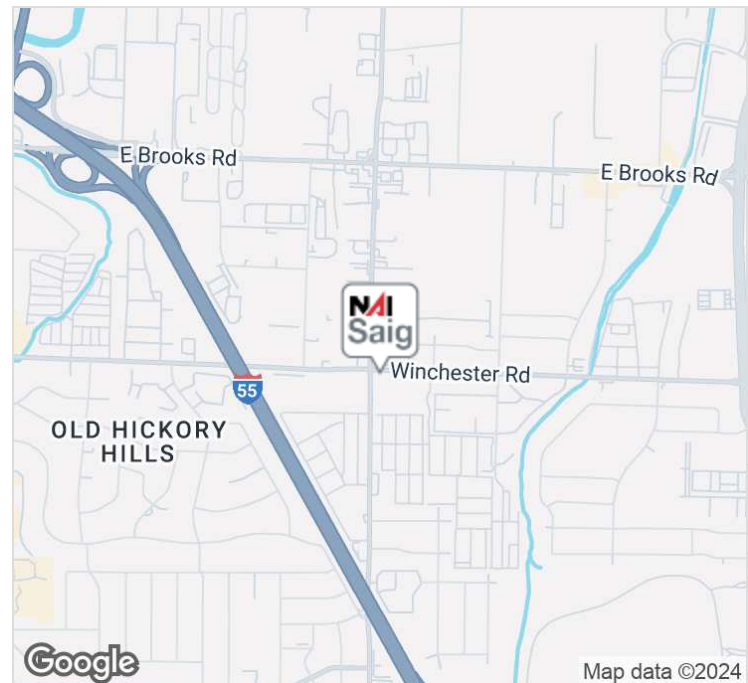


## 3450 Millbranch Rd

Memphis, Tennessee 38116

### Property Features

- Building is 100% Occupied by Title Max through 2/28/27
- 1 option to extend remaining March 1 2027 through Feb 28 2030 at \$2645.09 per month
- NOI is \$28,526.60 per year
- Cap rate is 7.1%
- Landlord responsible for HVAC, ROOF, Parking Lot Maintenance
- Sale Price: \$400,000



For more information:

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# Single Tenant Freestanding Retail

## 3450 Millbranch, Memphis, TN 38116

Tenant	Title Max		1 option to extend remaining March 1 2027 through Feb 28 2030 at \$2645.09 per mo
Lease Start	2006		
Lease End	2/28/2027		
Annual Rent	\$ 29,526.60		
Taxes	Tenant Pays		
Insurance	Tenant pays		
Maintenance	\$ 1,000.00	ESTIMATED TBD LL RESPONSIBLE FOR HVAC< ROOF PARKING LOT	
NOI	\$ 28,526.60		
Purchase Price	\$ 400,000.00		
Cap Rate	7.1%		