



This street-front, high-traffic property on Hemphill St. has new lighting, electrical, plumbing, paint, polished concrete floors, and landscaping. It's offer at an above market CAP rate of 6.52% in a NNN lease with annual escalations positions it as a prime investment opportunity at \$1.7M. This 8,100 SF building hosts two offices, a breakroom, two ADA compliant bathrooms, a reception, and a 6,377 SF supply area fed by 120/208V 3 phase power. One new 10-ton HVAC and gas hot water heater was installed early 2022 along with the other interior MEPs. The single ply TPO roof is in good condition. The parking lot allows for 12 vehicles plus 2 street spaces and is perfect for DashMart's last mile services in the City.

## DASHMART

**2512 Hemphill St  
Fort Worth, TX 76110**

**Land Size: 14,570.00 Sq. Ft.  
Property Size: 8,100 Sq. Ft.  
Year Built: 1960**

**Purchase Price:**

**\$1,700,000.00**

**Contact:**

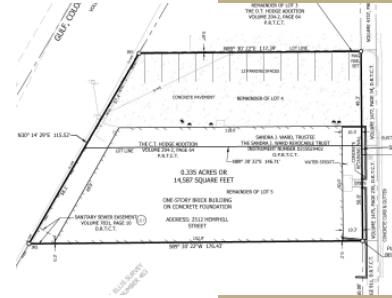
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