

Retail ★ INVESTMENT SALE

LanCarteCRE.com

800 E SEMINARY DR FORT WORTH, TX 76115



LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- +/- 1,710 SF
- +/- 0.2663 AC
- Built in 1977 / Renovated in 2020
- 30+ Surface Parking
- Masonry Shell w/ Brick and Stone Facade
- Heavy Traffic in the Area
- 100 % Leased

INVESTMENT OVERVIEW

- | | |
|----------------------|------------------|
| • Number of Tenants: | 1 (Speedy Cash) |
| • NOI | \$71,332.56/year |
| • Lease Types: | Absolute Net |
| • Lease Expiration: | 09/30/2028 |

LOCATION OVERVIEW

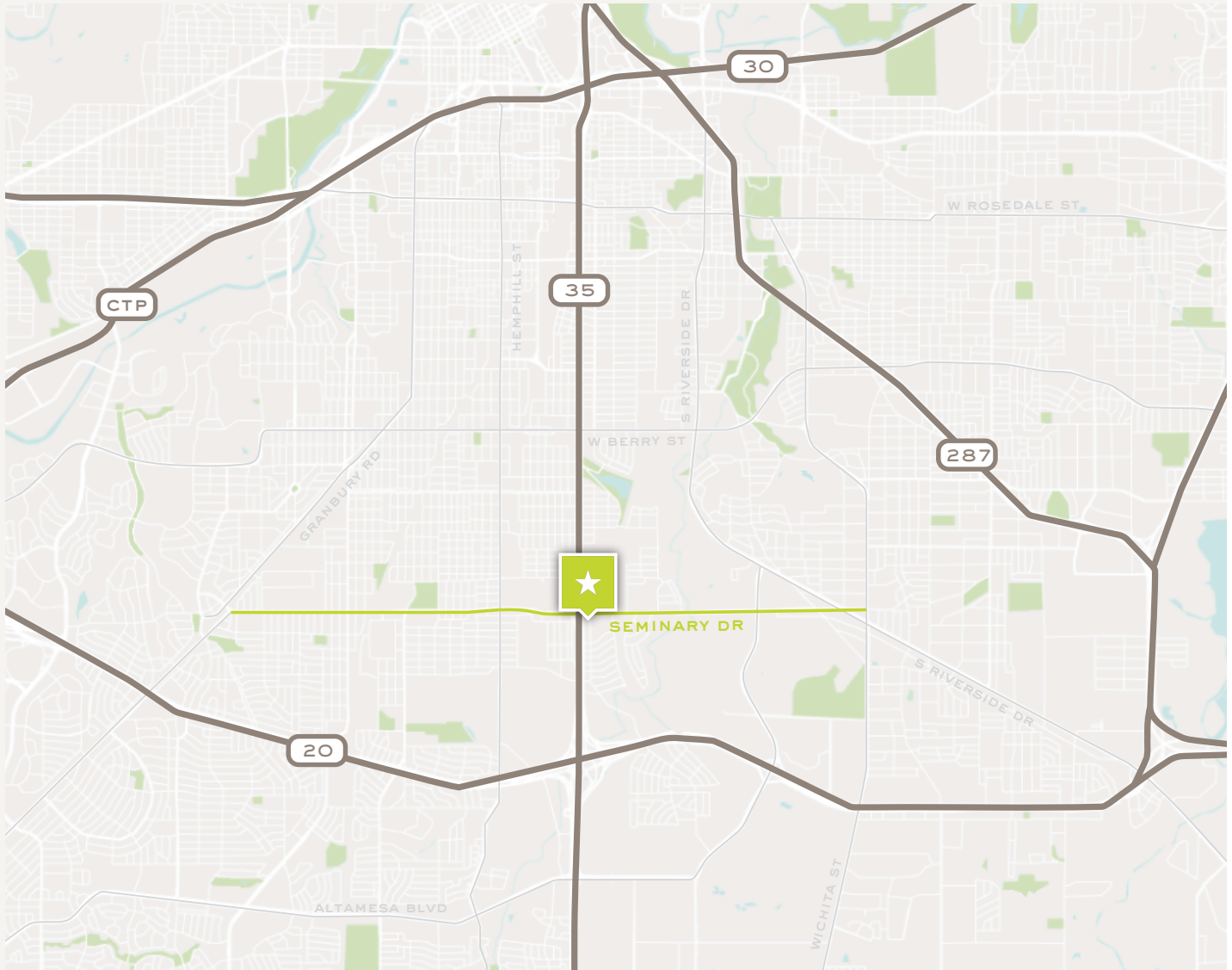
The property is prominently positioned on the corner of 800 E Seminary Dr at I-35. 10 minutes just south of Downtown Fort Worth. The property is on the access road and easily accessible making transportation convenient. Nestled in the center of high density residential, with over 27,000 cars traveling Seminary Dr. and over 175,000 cars traveling I-35 daily.

SALES PRICE

\$1,296,955.64

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AERIAL PHOTOS





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Relentlessly Pursuing What Matters

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