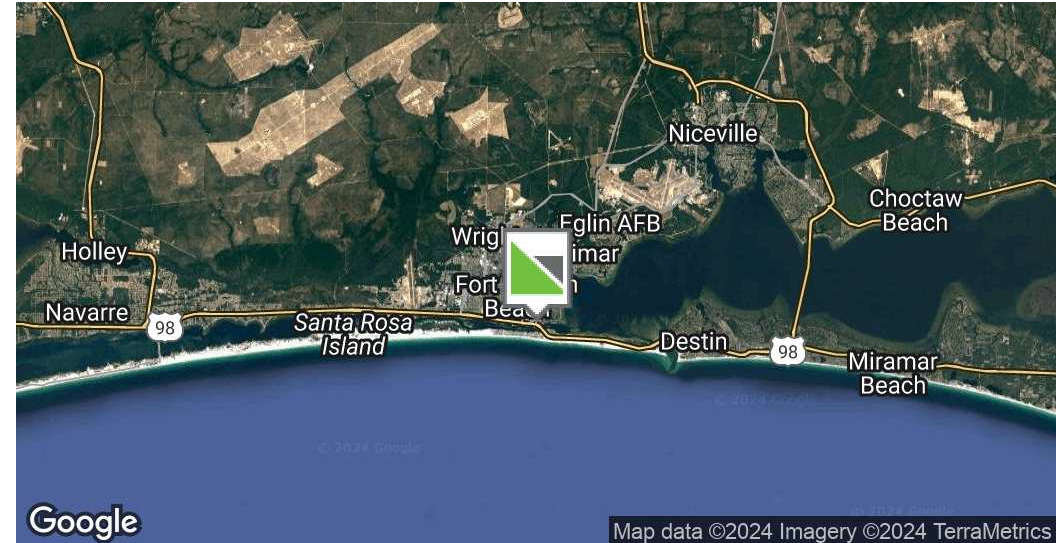


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	3,432 SF
Lot Size:	0.45 Acres
Price / SF:	\$211.25
Cap Rate:	7.2%
NOI:	\$52,193
Year Built:	1986
Zoning:	Commercial
Market:	Southern Okaloosa County

PROPERTY OVERVIEW

28 Perry Avenue is home to the Hanger Clinic. This unique medical user specializes in Prosthetics and Orthotics and has been in this location since 1997. This freestanding 3432 SF building is occupied by a national company that has over 900 locations. The medical office is a brick, single story facility with a standing seam metal roof, efficient layout consisting of reception area, 5 exam rooms, 3 restrooms, kitchen area and light manufacturing area. The long standing tenant has an existing lease that currently runs thru April 30, 2027 with 2 additional option terms thereafter. The current Net Operating Income is \$52,193 and is being offered at a 7.2% CAP rate.

PROPERTY HIGHLIGHTS

- Long-standing national tenant with 30-year track record
- Freestanding all-brick building with a durable metal roof
- Attractive 7.2% CAP Rate Offering Price

For More Information:

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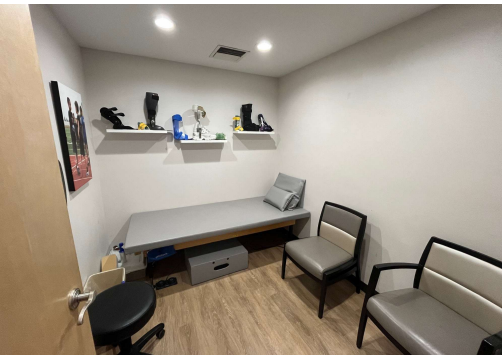
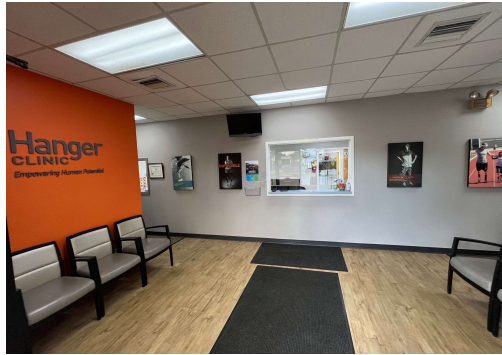
HANGER CLINIC

28 Perry Avenue Southeast, Fort Walton Beach, FL 32548

OFFICE BUILDING FOR SALE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



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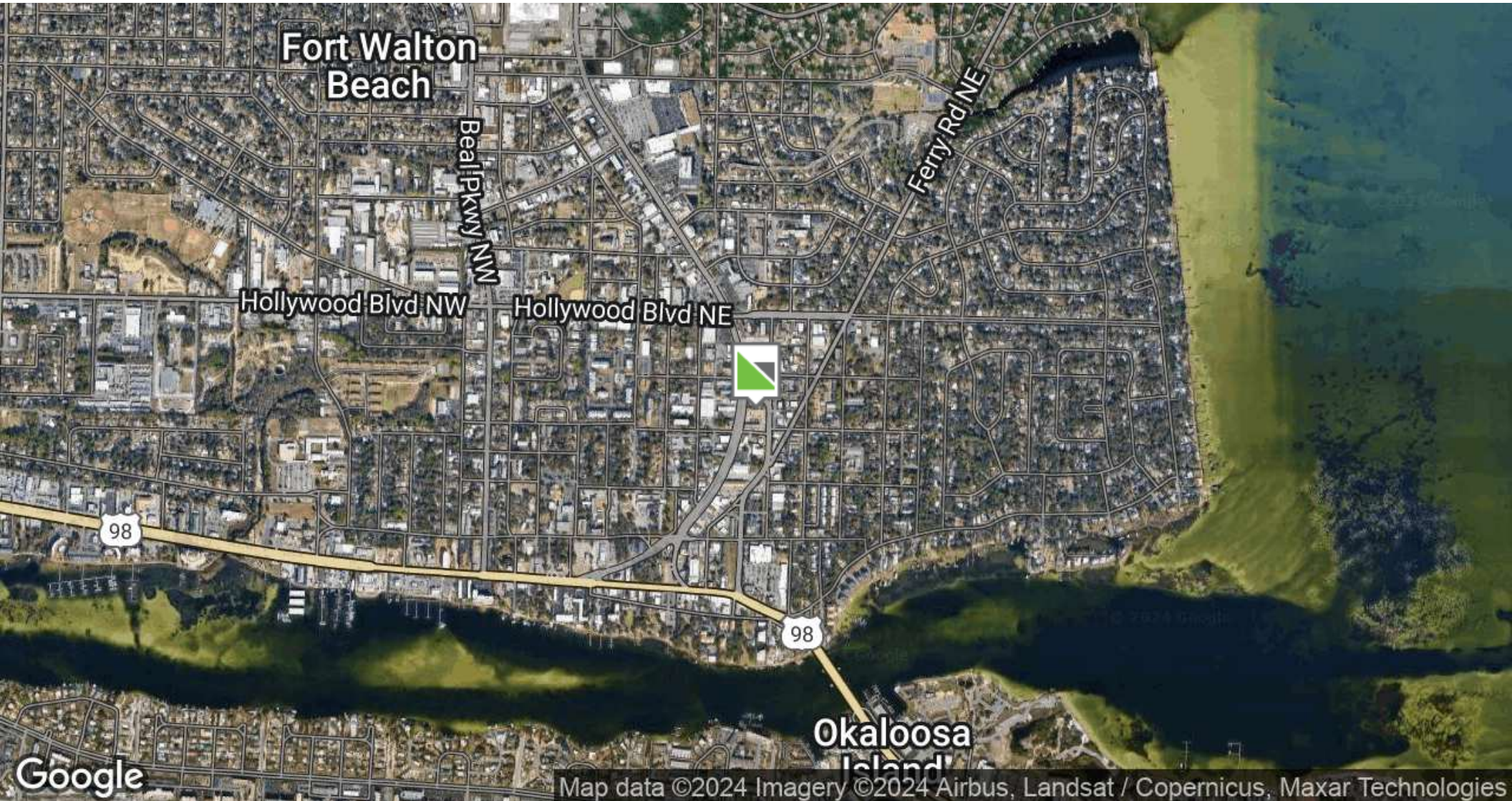
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OFFICE BUILDING FOR SALE

LOCATION MAP

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Hanger	3,432 SF	100%	\$19.96	\$68,497	5.1.97	4.30.27
-	-	-	-	-	-	-	-
TOTALS		3,432 SF	100%	\$19.96	\$68,497		
AVERAGES		3,432 SF	100%	\$19.96	\$68,497		

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ADVISOR BIO & CONTACT 1

BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



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PROFESSIONAL BACKGROUND

An industry professional for over two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)

Leadership Okaloosa ~ Class of 2018

ECAR (Emerald Coast Association of Realtors)

All Sports Association Member ~ 2019

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