


FOR SALE

THE MEDICINE SHOPPE

Property Highlights

- Lease Terms: 1/1/2025 – 12/31/2027
- Annual Rent: \$110,400 NNN
- Landlord responsible for: Roof, structure, HVAC replacement
- (1) 3-year option to renew at \$112,800/year NNN
- Long term tenant
- Out of 500-year flood plain
- Metal corrugated siding added in 2021 along the western side of the building

DETAILS

ASKING PRICE	\$ 975,000
BUILDING SIZE	8,750+- SF
TAX MAP #	160.72-2-08
LOT SIZE	112' x 190'
ZONING	Neighborhood Commercial
PARKING	25-30 vehicles
ROOF	Rubber
WATER & SEWER	City
HVAC	3 Roof-top units (2) 2011 (1) 2014
TAXES	School \$ 16,939 City \$ 9,394 Total \$ 26,333

EXCLUSIVE CONTACT

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Income & Expenses

INCOME

CURRENT RENT UNTIL 12/31/2027	\$ 110,400.00
OPTION RENT 1/1/2028-12/31/2030	\$ 112,800.00

EXPENSES

Management Fee (5%)	\$ 5,500.00
Maintenance & Repairs (Est.)	\$ 8,800.00
Insurance (Est.)	\$ 6,000.00
Total Expenses	\$ 20,300.00
Net Operating Income (Est.)	\$ 90,100.00