

RETAIL INVESTMENT | FOR SALE

# 521

## E 14th Street

### Available Space

- Building Size: 3,168 SF

### Price

- Sale Price: \$725,000
- Cap Rate: 7.75% on current NOI
- Contact Broker for further financials

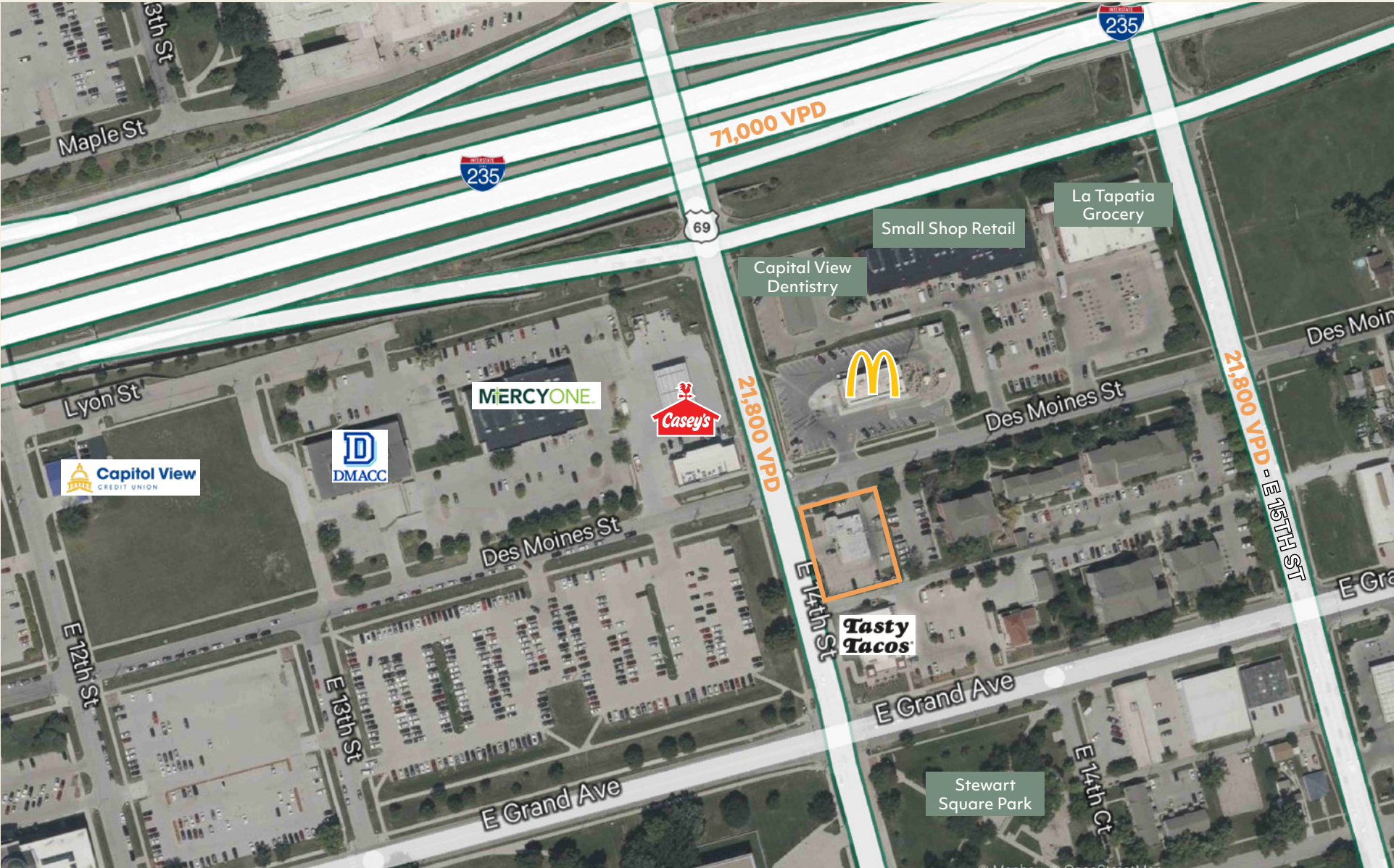
### Property Features

- Prime location with high visibility and accessibility
- Located in the Capitol East neighborhood
- Tenants include: Wingstop (1,800 SF) and Puff Puff Pass Vape Shop (1,368 SF)
- WALT Remaining: 2.8 years
- E 14th St - 21,800 VPD
- Pylon Signage available for Tenants

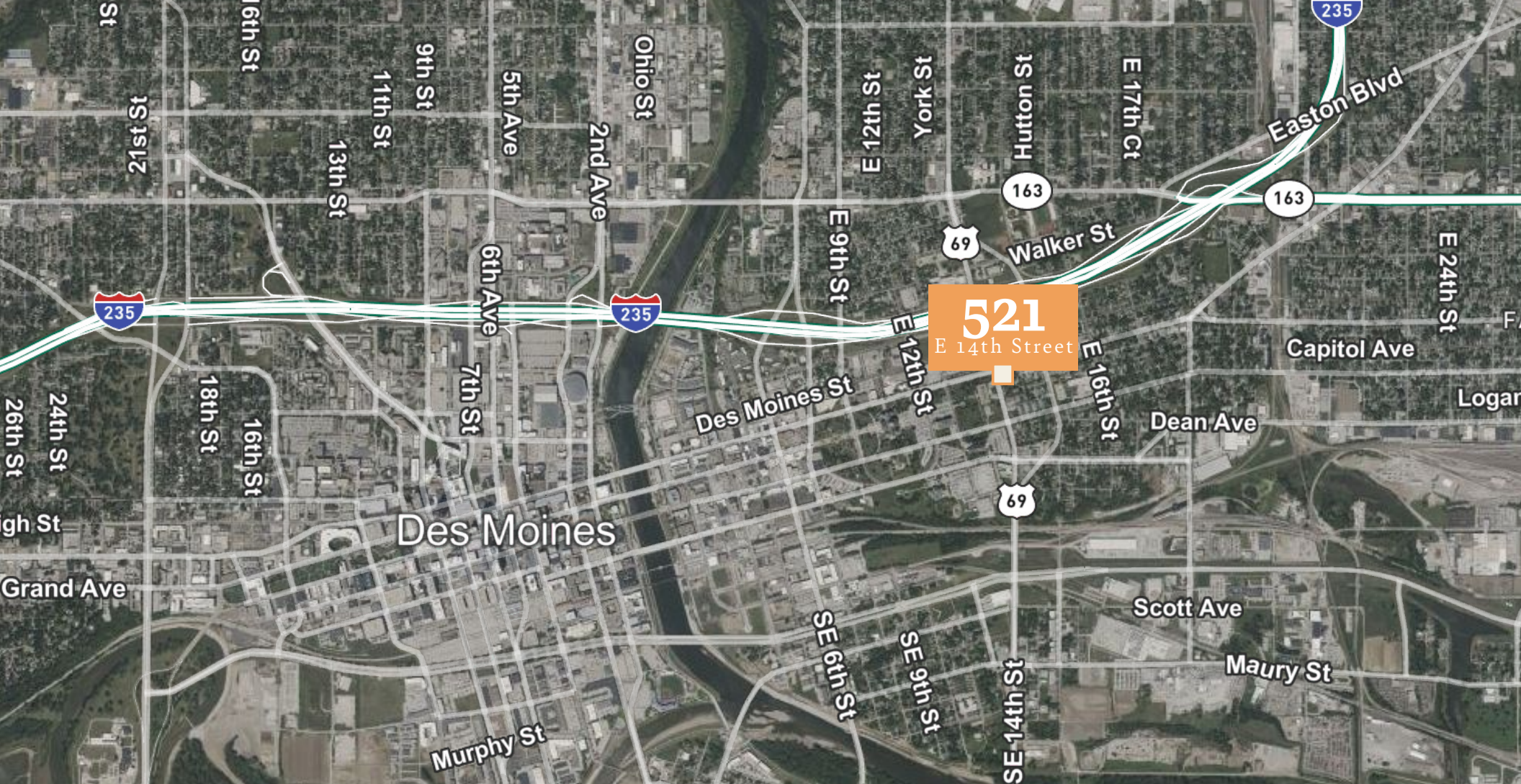




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