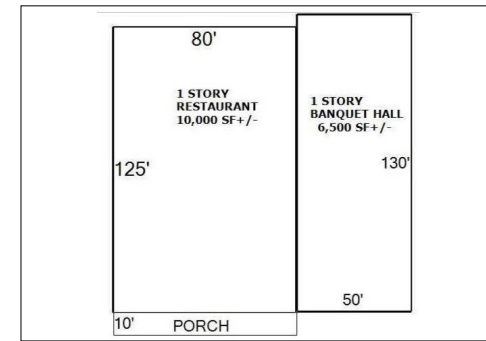


# INVESTMENT REAL ESTATE FOR SALE

512 Barret Blvd, Henderson, KY 42420

OFFERING MEMORANDUM



Kristin Dannheiser, Broker  
Direct: 812.455.0001  
Office: 812-473-6677  
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**FCTuckerCommercial.com**

### DETAILS

Sale Price	\$1,625,000	
Building SF	16,500 SF	
Lease Price	\$12 / SF / NNN	
Available SF	6,500 SF	
	Tenant 1	10,000 SF
		4 Restrooms
	Tenant 2	6,500 SF
		2 Restrooms
	Features	3 Overhead Doors 1- 8 ft x 10 ft 2- 20 ft x 12 ft 3- 16 ft x 12 ft  2 HVAC Units 1- 2018 Installed 2- 2017 Installed  Roof Replaced 2016

### TENANT DETAILS

Current Annual Income	\$ 84,000 - One Tenant
Projected Income	\$162,000 - Projected for 2 Tenants
	Includes Base Rent, Taxes, Insurance and Utilities. Lease is Triple Net terms.
Tenant 1	3 Year Term with Renewals
Tenant 2	Vacant after sale of property
County Tax	\$5,545 Annual - Building
City Tax	\$2,450 Annual - Building

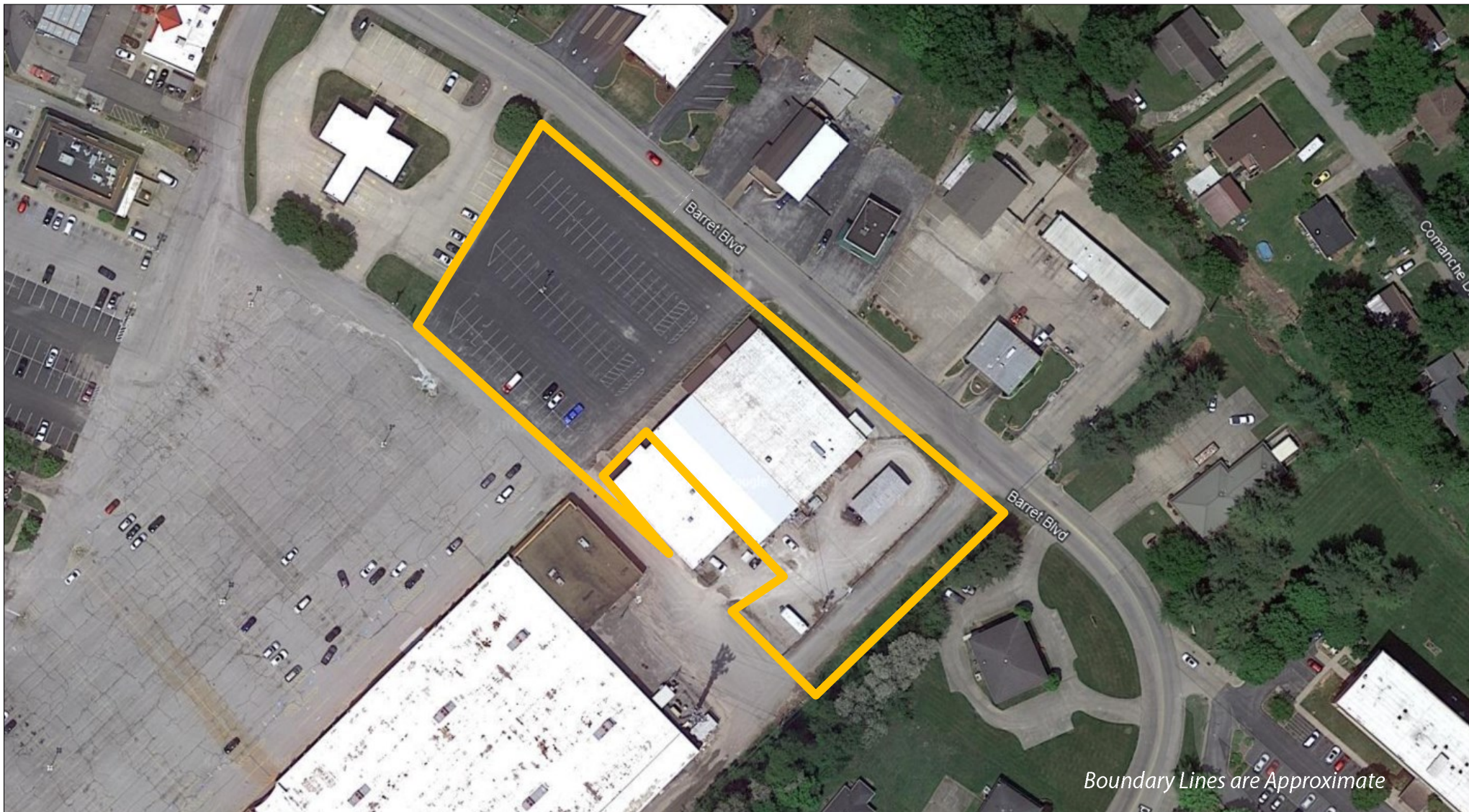
**Current Owners will continue operating Lumber Yard and Event Center until real estate investment is sold AND will honor all current reservations.**





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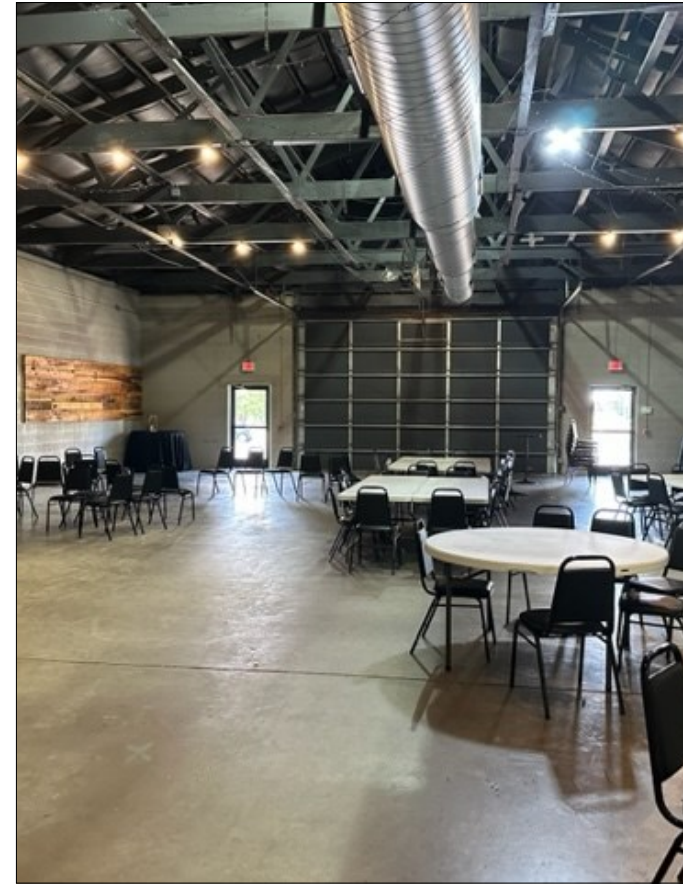
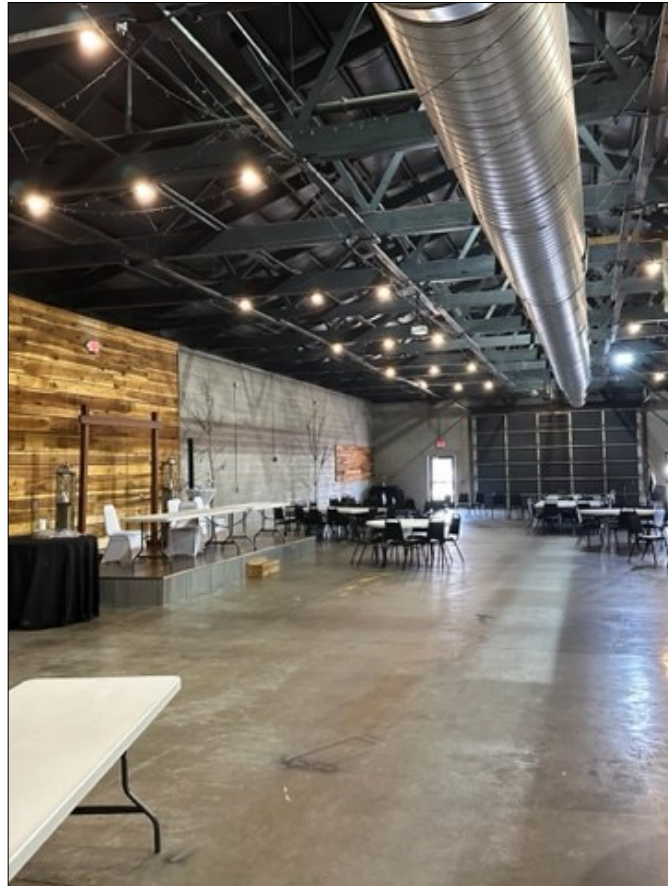


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