224 Smith Street

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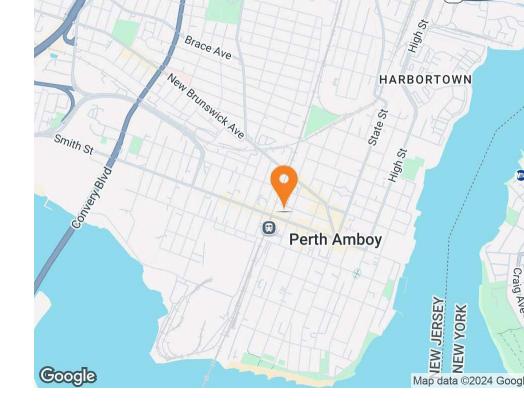
\$ Listing Price \$8,800,000	1 Yr SLB NOI \$600,000 Gross	Price/SF \$152.55
FINANCIAL		
Listing Price		\$8,800,000
Down Payment		50% LTV
Proforma NOI		\$530,256
Proforma Cap Rate		6.03%
Price/SF		\$152.55
Proforma 1 Yr SLB Rent		\$17.55 PSF Gross
Occupancy - 1 Yr SLB	Ground Floor Retail / Basement - Lower Mezz / 2nd Floor	
Occupancy SF		34,185SF

PROPERTY

Square Feet	57,685 SF
Office Percentage	0%
LotSize	0.31 Acres (13,503 SF)
Year Built/Renovated	1929

Download Offering Memorandum







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