

# FOR SALE

## Single Tenant Investment Opportunity

Auto Shop



5113 Raleigh Lagrange Rd, Memphis, TN 38134

**Asking Price: \$697,022**

SQFT 6,000 SF Vehicle Shop

Acres 0.576 Acres on a Corner lot

Occupancy 100% Occupied by  
**Fresno Tires**

Lease Expires July 2028

NOI \$46,693

Cap Rate 6.70%

- ❑ Stable in-place cash flow and minimal rollover risk.
- ❑ Value appreciation.
- ❑ Building very well maintained.
- ❑ Upside Potential:
  - Opportunity to renew the tenant at fair market rate (Tenant has operated in this location since 2020).



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Fact Sheet

PARCEL ID	088031 00041
SUBMARKET	Northeast Memphis
PROPERTY TYPE	AUTO SERVICE GARAGE
BUILT AREA	6,000 SF Building
OCCUPANCY	100%
YEAR BUILT	2001
LOT SIZE	0.576 acres
PARKING	Good
ZONING	CMU-2
CURRENT USE	Vehicle Shop
DIMENSIONS	129.2 X 179.68 IRR
BAYS	7 Grade level doors
LIFTS	29,000 lbs above-ground 10,000 lbs above ground

Lease Abstract

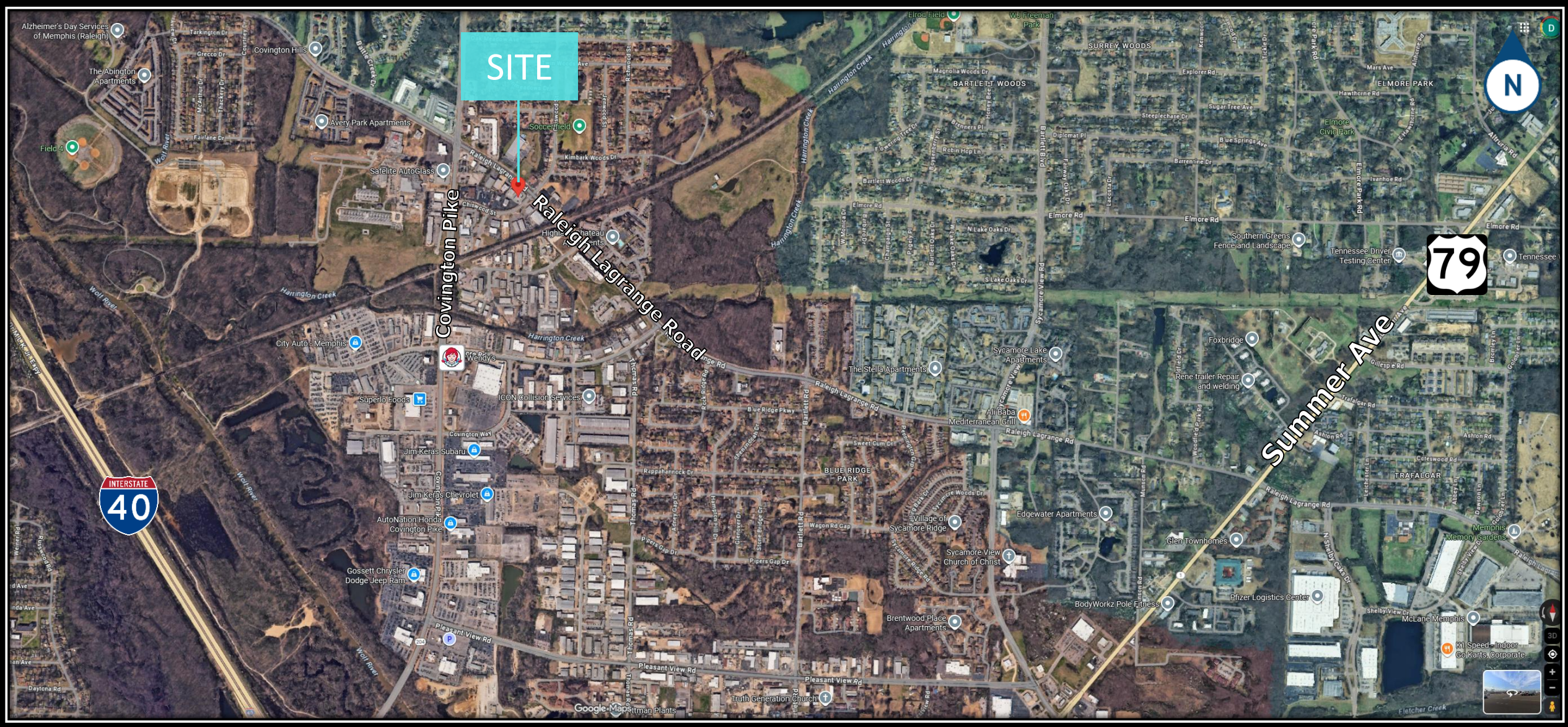
Occupancy	100%
Tenant	FRESNO TIRES
Term	2+ years left
Lease Expires	July 30th 2028
Renewal Options	None
Annual Rent	\$58,716 (\$9.79 sf/yr)
Expenses	Property Taxes \$9,211 Insurance \$2,812 Total \$12,023
Escalations	3% annual increases
Lease Type	Modified Gross Lease. Landlord is responsible for roof and structure of the Building. Tenant is responsible for HVAC.

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## Contact us



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