

Frank & Joe's Center

1612 9th St, Wichita Falls, TX 76301



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Frank & Joe's Center

\$848,000

A 9,900 sqft shopping center remodeled in 2000, consisting of 4 suites in the heart of Wichita Falls medical district. Guffey's Drug 2,231 sqft (tenant for over 20 years), Clinical Pathology 1,824 sqft, Frank & Joe's Coffee 2,000 sqft (with a drive through), and a 2,000 sqft vacant suite (formerly Lula & Flora's...still paying rent). Net income of \$66,561.73 with a 7.85% cap rate at \$848,000. Additional rental income with extra storage space in back (1,925 sqft) and also a office space (approximately 900sqft separate from the 9,900 sqft center sqft) with restroom (on top and behind Guffies Drug.) New roof in 2000 and some roofing replaced as needed. All electrical and plumbing has been updated at Frank and Joe's and the vacant suite next door in the last 5 years. A rent roll and more tenant details available upon qualified inquiries...

- Medical District
- 900 sqft office space available for lease on the second floor. Extra income.
- New LED outside lighting.
- Building in great condition



Price:	\$848,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.85%
Lot Size:	0.61 AC
Gross Building Area:	9,900 SF
No. Stories:	1
Year Built:	1928
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Zoning Description:	GC
APN / Parcel ID:	158690
Walk Score @:	60 (Moderately friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Clinical Pathology	-	
Frank & Joe's Coffee	-	
Guffies Pharmacy	-	
Lulas & Flora's	-	



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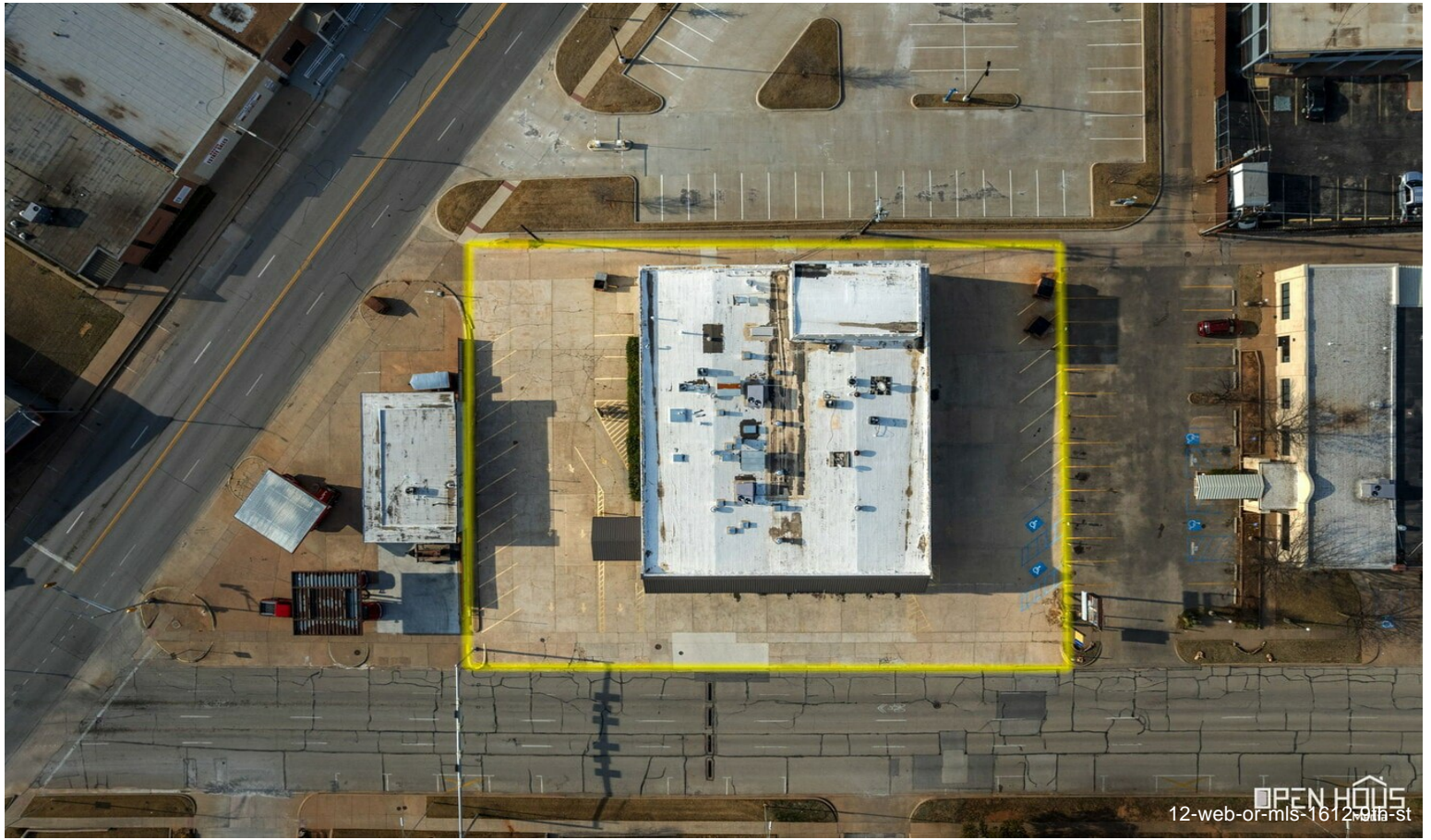
Property Photos



Property Photos



Property Photos



OPEN HOUSE
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OPEN HOUSE
14-web-or-mls-1612-9th-st

Property Photos

