

# 6% CAP | MULTI-TENANT | NNN

819 Tiffany Blvd, Rocky Mount, NC 27804



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$3,000,000 |
| Building Size: | 10,738 SF   |
| Lot Size:      | 1.58 Acres  |
| Cap Rate:      | 6.01%       |
| NOI:           | \$180,284   |
| Year Built:    | 2001        |
| Zoning:        | X           |
| Submarket:     | Nash County |

## PROPERTY OVERVIEW

Nestled in the heart of Rocky Mount, 819 Tiffany Blvd presents a prime investment opportunity in the commercial real estate landscape. This meticulously maintained property boasts an impressive array of features:

- Monthly Rent: \$16,132/month
- Yearly Total Rent: \$193,584/year
- Operating Costs (Including Taxes): \$13,300/year
- Net Operating Income: \$180,284/year

Strategically designed for optimal returns, this investment yields a solid 6% cap rate, valuing the property at \$3 million.

The property also offers a value-add opportunity with approximately 900 sq. ft. of prime space, currently in its cold dark shell state. This blank canvas presents endless possibilities for customization and expansion, allowing for even greater revenue potential.

## PROPERTY HIGHLIGHTS

- Strategic Location
- Impressive Rental Income
- Optimal Financial Performance
- Solid Investment Yield
- Value-Add Opportunity

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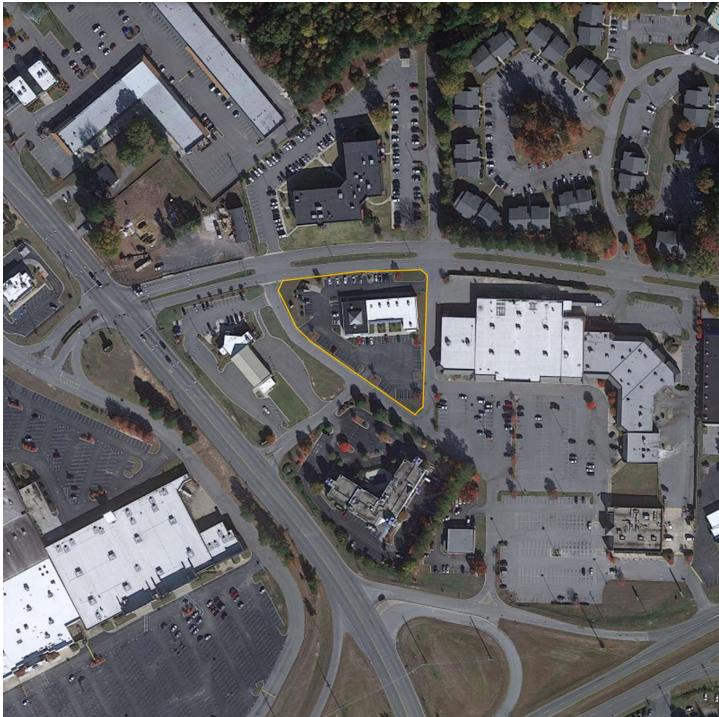
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## PHOTOS

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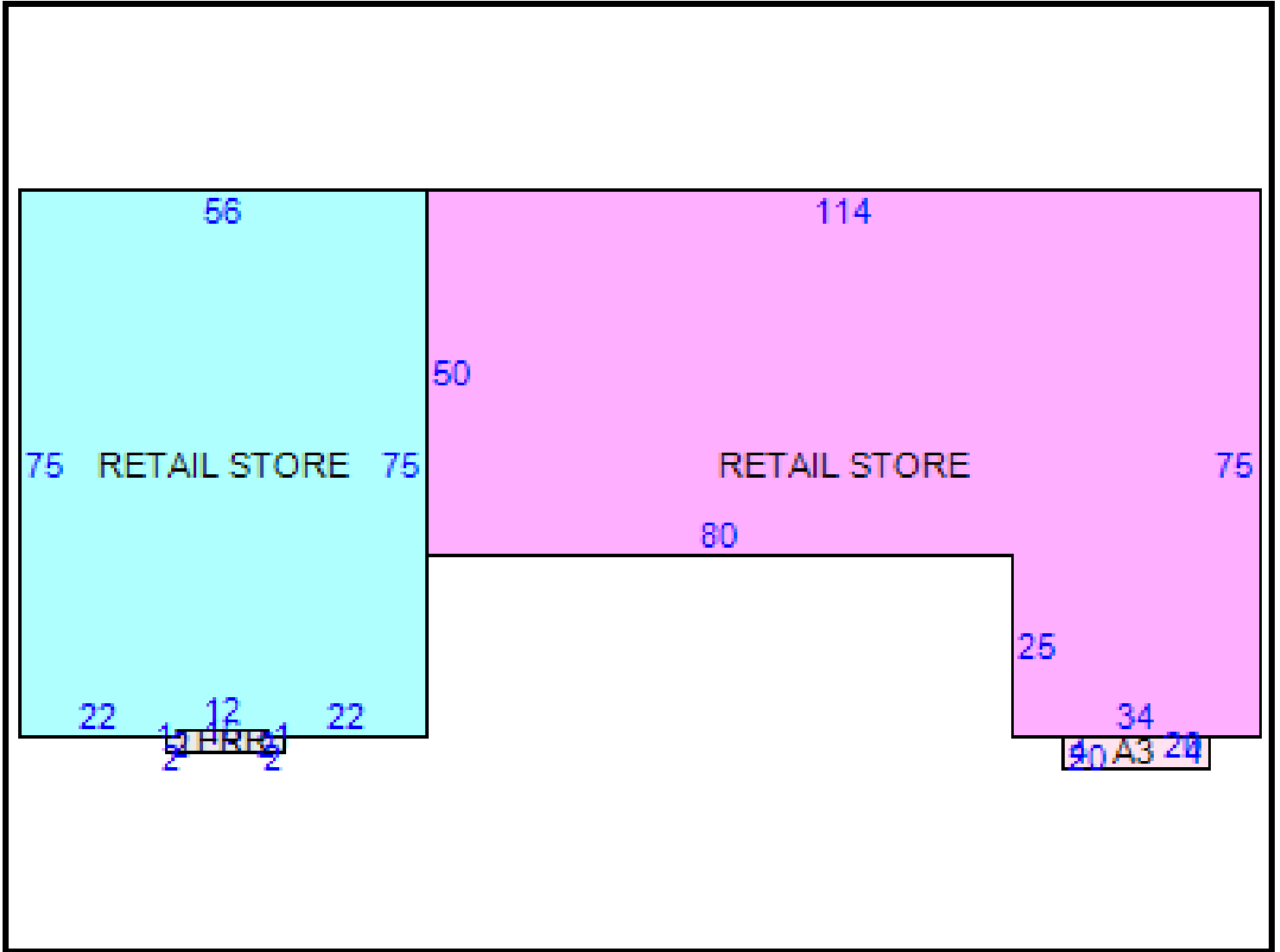
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**BUILDING SKETCH**

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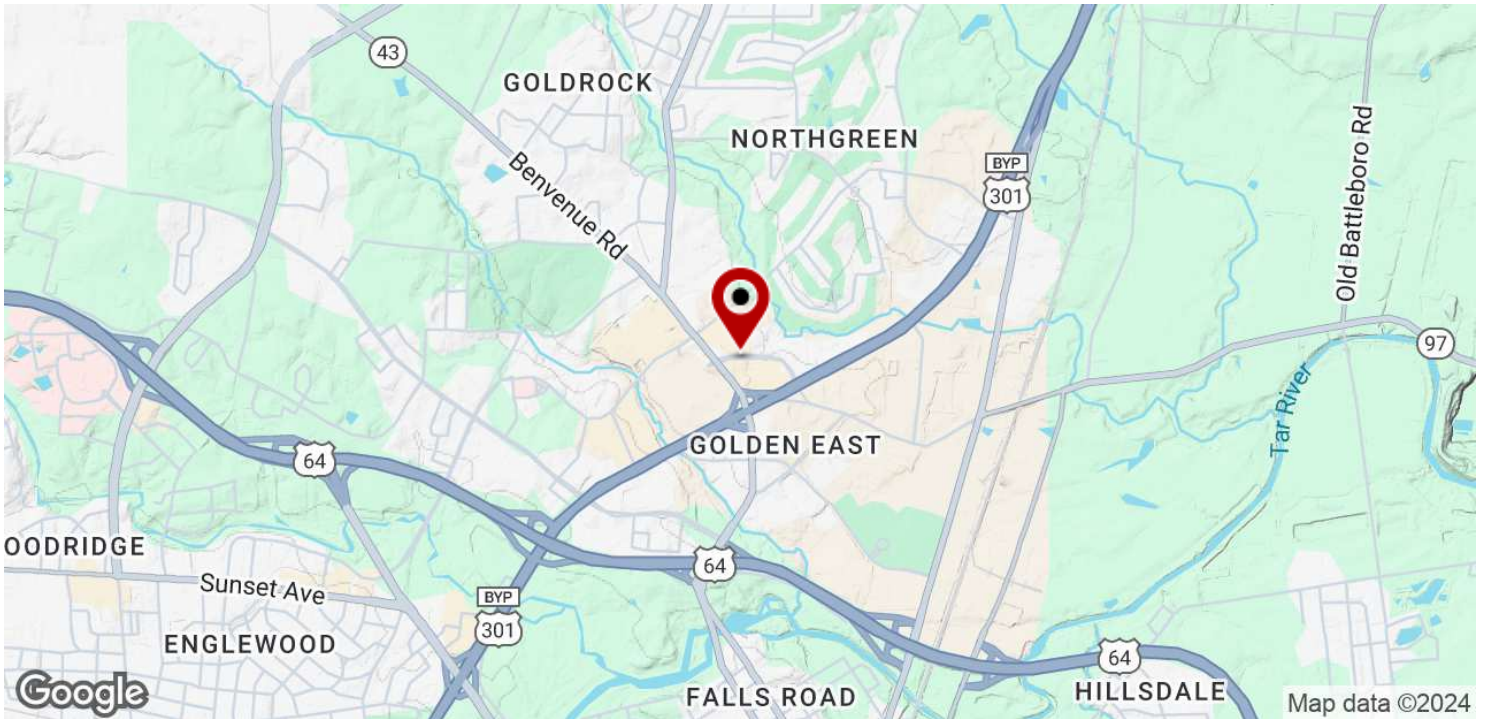
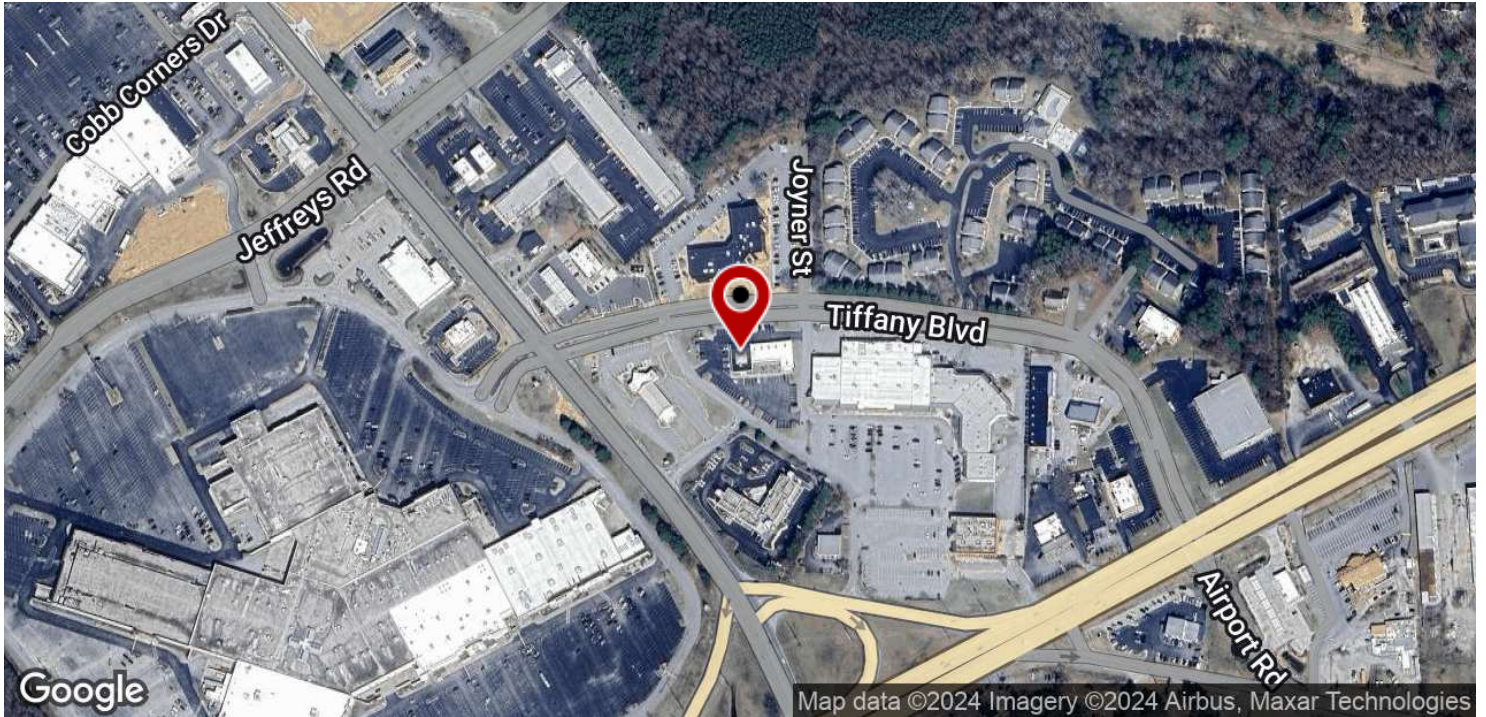
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## LOCATION MAP

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