



ANTON, SOWERBY & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN LEASE INVESTMENT

Long Term Tenant, Since 1999

4364 W North Down River Rd, Grayling



OFFERING SUMMARY

Total Square Feet	21,102 SF
Acres	3.5
Sale Price	\$799,000
Terms	Cash, New Mortgage
CAP Rate	7%
Current Lease	Nearly 5 years remaining
Power	440V / 3 phase
Overhead Doors	Two 10'h x 12'w
Zoning	C-2 Commercial

PROPERTY OVERVIEW

Current long term tenant is one of the largest door manufacturers in the United States. Nearly 5 years remaining on existing lease and a 3 year option to renew. Tenant pays taxes and insurance. 7% CAP rate.

PROPERTY HIGHLIGHTS

- ◆ Total SF 21,102 SF
 - ◆ Primary building 18,350 SF
 - ◆ Building 2 is 1,920 SF
 - ◆ Building 3 is 832 SF
- ◆ Office is 660 SF
- ◆ Fenced yard
- ◆ Overhead doors
- ◆ Heavy Power 440V/3 phase



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