

CALL FOR OFFERS
Mine Safety & Health Administration

1664 Pond Fork Rd, Madison Madison, WV



MSHA

Mine Safety and
Health Administration

Offers Deadline: Wednesday, Nov. 20 at 12 pm EST
List Price: \$1,351,965 | Cap Rate: 8.00% | Lot Size: 13.98 AC

INVESTMENT HIGHLIGHTS

- New 10-Year (8 Firm) Lease Renewal Commenced in June 2022
- GSA Lease (U.S. Government Credit, AA+ S&P) – Mine Safety and Health Administration (MSHA)
- \$60,000 Recently Invested for New Roof Coating, New HVAC Units, New PVC Gutter Drains, All LED Lighting, and an Electronic Door Lock, Installed from August 2023 through May 2024
- GSA Invested Over \$163,000 in Tenant Improvements For Paint and Carpet Upgrades in 2022
- 2022 Restroom Renovations, Roof Repairs & Replaced an HVAC Unit
- Strong Fit for Renewal & 10(8) Lease Allowed GSA to Accept This via AAAP, Thus Expediting Procurement & Avoiding GSA's Typical Ad & Survey Lease Acquisition Process
- Seller Financing Available at 5% Interest Rate for Part of the Purchase
- ADA Approved Facility
- MSHA Develops and Enforces Safety and Health Rules for All US Mining Operations

[View The Offering Memorandum](#)

WV BOR: Francis McGuire Lic #: WVB240300978

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