

RETAIL FOR SALE

18505 STATESVILLE ROAD, A03

Cornelius, NC 28031



PROPERTY DESCRIPTION

If you're seeking an investment property that delivers immediate income, sits in a desirable and expanding market and provides future optionality, this Cornelius condo ticks all the boxes.

This retail condominium is currently operating as a pet-grooming business with the lease expiring in December 2027.

PROPERTY HIGHLIGHTS

- Prominently situated with great visibility along the highly traveled Statesville Road corridor
- Current build-out includes open work areas, grooming bays, reception/waiting area, two offices, storage/utility and kitchen

OFFERING SUMMARY

| | |
|-------------------|-------------------|
| Sale Price: | \$350,000 |
| Square Footage: | 1,574 SF |
| Zoning: | HC |
| Parcel ID: | 00541216 |
| NOI: | \$22,106.00 |
| Lease Expiration: | December 31, 2027 |

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INCOME SUMMARY

| | |
|---------------------|-----------------|
| GROSS INCOME | \$28,800 |
|---------------------|-----------------|

EXPENSES SUMMARY

| | |
|-------|---------|
| Taxes | \$1,651 |
|-------|---------|

| | |
|-----------|-------|
| Insurance | \$447 |
|-----------|-------|

| | |
|-----|---------|
| COA | \$4,596 |
|-----|---------|

| | |
|---------------------------|----------------|
| OPERATING EXPENSES | \$6,694 |
|---------------------------|----------------|

| | |
|-----------------------------|-----------------|
| NET OPERATING INCOME | \$22,106 |
|-----------------------------|-----------------|

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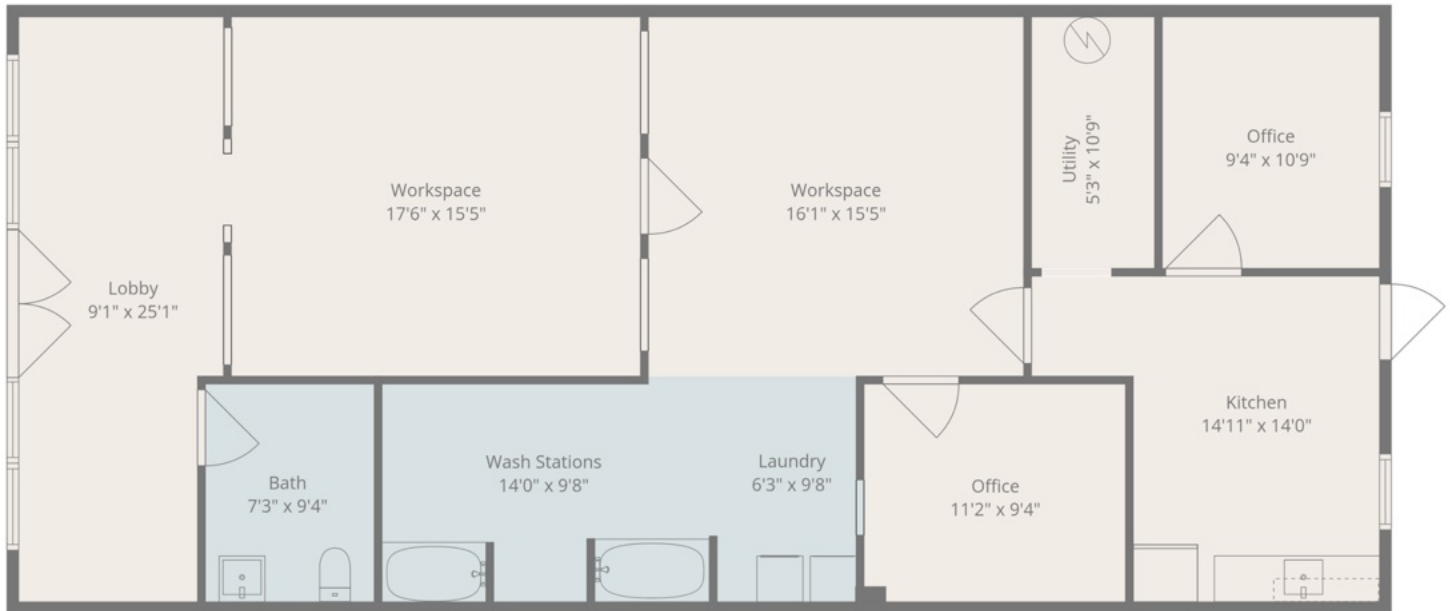
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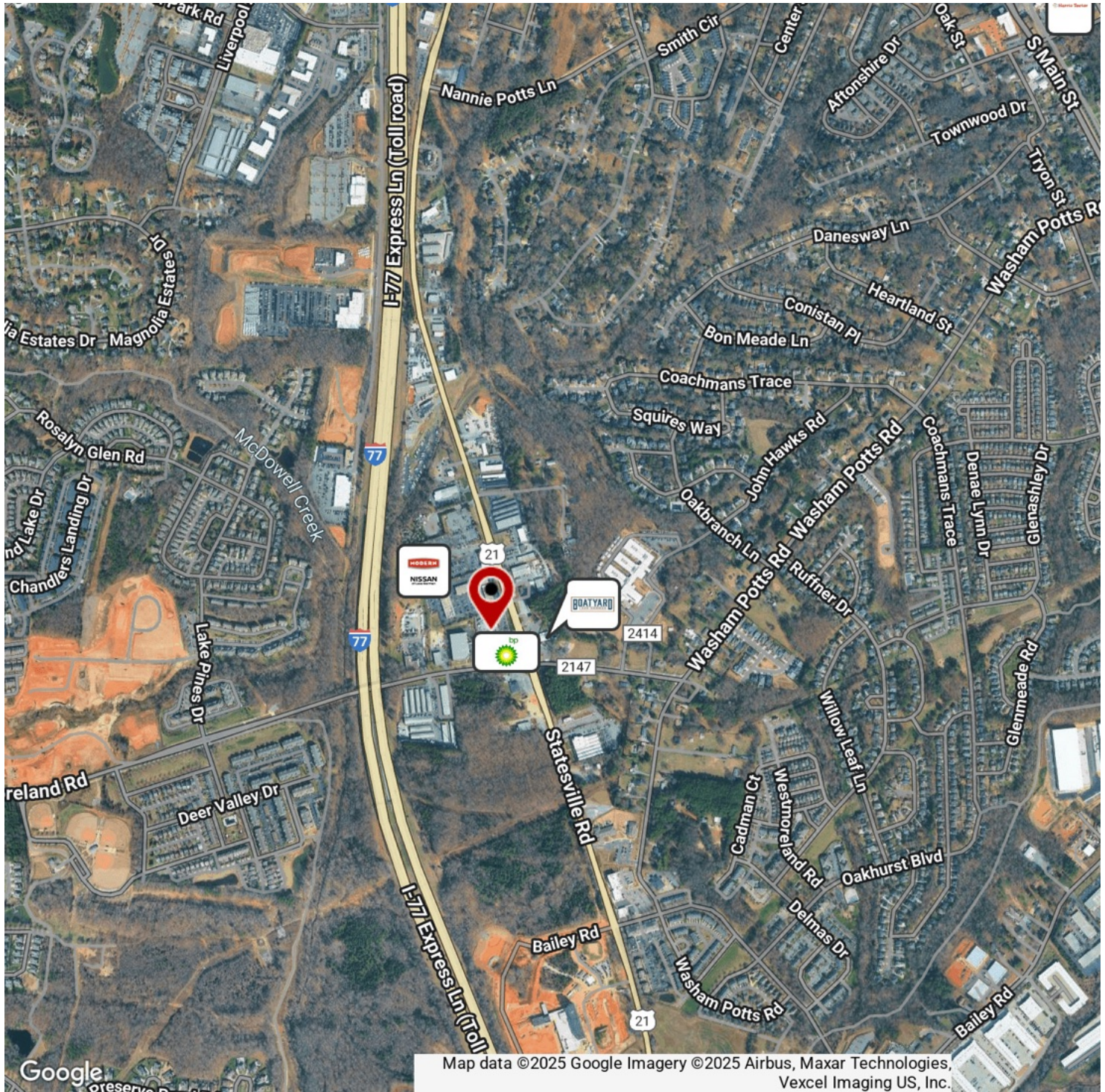
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