



INCOME PRODUCING COMMERCIAL DEVELOPMENT OPPORTUNITY

Asking

\$895,000



This property is a prime opportunity to own commercial land and a business. Located next door to a Lowe's Home Improvement and in a modern, high traffic commercial development corridor, the B-1 zoning options include:

- Nearly 2 acres that can be redeveloped to suit while the existing tenant pays the bills during the planning process..
- Sign an updated lease with the current operator, a long established bowling and recreation center.
- The purchase includes the building and accompanying land, all bowling equipment & accessories plus a fully equipped bar & restaurant and is an ideal owner/operator property.
- Renovate & repurpose the existing 25,000 sf building for your business or for a new set of tenants.



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KEY FEATURES

- 25,000 sq. ft. of interior space. Opportunities for re-envisioning space use abound
- Current tenant/operator is on a modified gross lease at \$10,000/mo. with the opportunity to negotiate a more favorable long term lease
- Option to operate the business and increase NOI to over \$100,000
- 1.9 acres of land provide ample parking & exterior upgrading opportunities
- Major retailers within a one mile radius include Walmart, Lowes, Home Depot, Target, Hannaford, Aldi, Tractor Supply & more creating very high traffic volumes
- Includes 24 AMF synthetic lanes with AMF 8270 Pinsetters, QubicaAMF returns & scoring, integrated seating + matching café & lane seating. All upgrades are current

