

FOR SALE

Single Tenant Property
100% Leased to METRO PCS



Asking \$225,000

**1578 Getwell Rd
Memphis, TN 38111**

- 2,000 SF**
- Fully Leased to Metro PCS**
- Monthly Rent \$1,700 month (10.20 sf/yr)**
- NOI \$20,400**
- NO HOA Fees**



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1578 Getwell Rd
Memphis, TN 38111

Fact Sheet



1578 Getwell Rd, Memphis, TN 38111

PARCEL ID	058155 00138
SUBMARKET	Northeast
PROPERTY TYPE	Condominium
BUILT AREA	1,872 SF Building
OCCUPANCY	100%
YEAR BUILT	1946
LOT SIZE	0.1019 acres
PARKING	6 parking spots (55 parking spots total with neighbors)
ZONING	CMU-1
CURRENT USE	Retail
FRONTAGE	230 feet on Getwell Rd (25 ft lot boundary)

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Financial Summary

100% Occupancy

Tenant: METRO PCS

Suite	1578 Getwell Rd, Memphis, TN 38111		
Lease Term	0901/2021 to 12/31/2028		
Rentable Area	2,000 SF		
Lease Type	NNN		
Annual Rent	\$20,400 Yr	(\$1,700 month)	\$10.71 sf/yr NNN
Escalations	None		
LL Responsibilities	Roof & structure of the building		
Tenant Responsibilities	Tenant is responsible for HVAC systems		

ANNUAL INCOME

Rent Collection	\$20,400
CAM Collection	\$3,687
Total Gross Income	\$24,087

ANNUAL EXPENSES

Shelby County Taxes	\$1,523.00
City of Memphis Taxes	\$1,204.13
Insurance	\$959.62
Total Op.Ex.	\$3,687

IN PLACE NOI

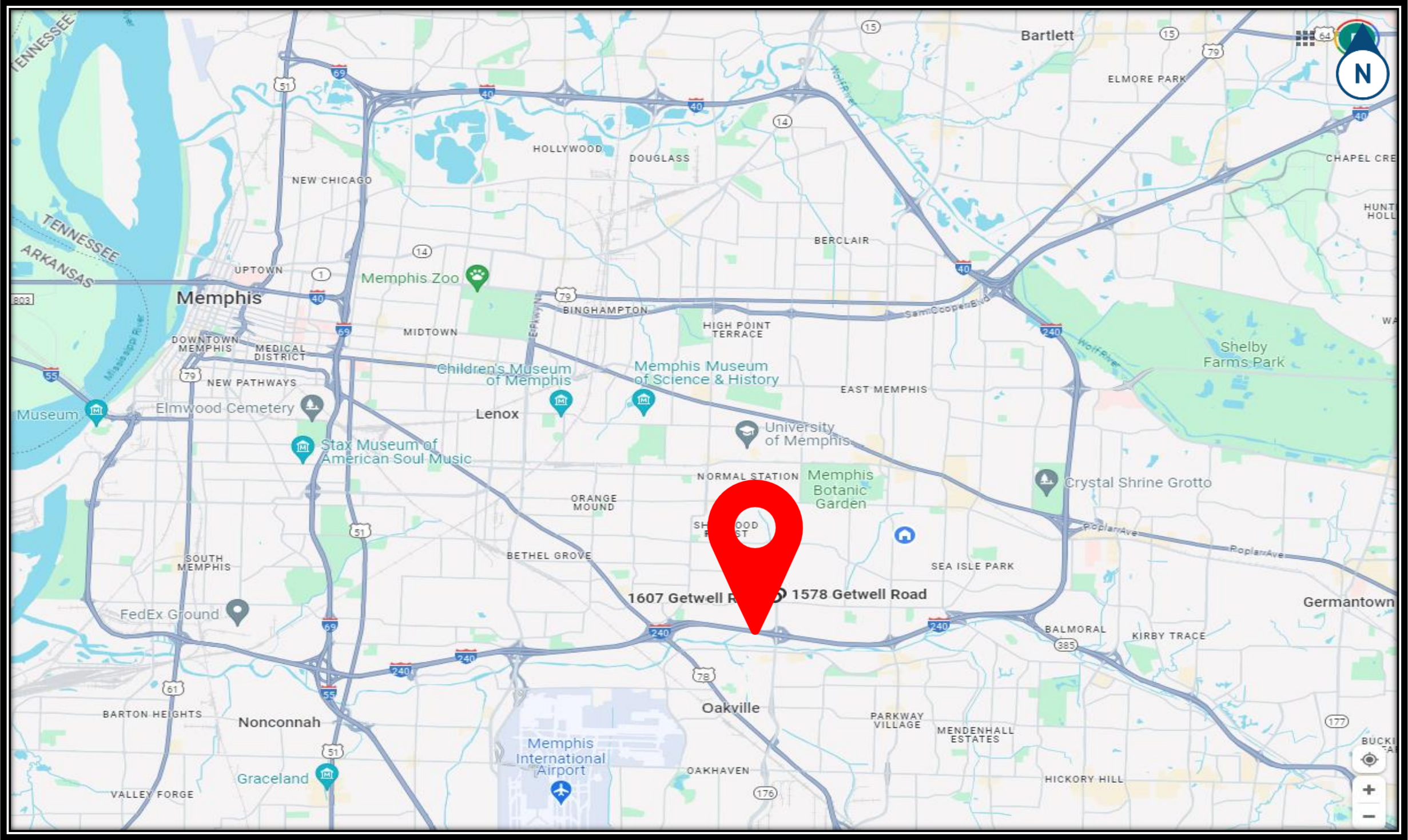
\$20,400

Cap Rate 9.07%

Sales Price \$225,000

Price PSF \$112.50

Asking \$225,000



Aerial View



1578 Getwell Rd Memphis,
TN 38111



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Contact us



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