

FOR SALE | 841 Industrial Drive, Yukon



ABOUT THE PROPERTY



PRICE

\$1,100,000



CAP RATE

6.5%



YEAR BUILT

1991



NOI

\$70,000



AVAILABLE SF

9,000



ZONING

CH

LISTING PRICE **\$1,100,000**

Highlights

- 100% leased
- Well-kept business street
- Ample parking
- Numerous long term tenants
- Separate electric and gas meters to each tenant
- \$30,000 in cap ex improvements over last 5 years
- Newer overhead doors
- Insulated ceilings and walls
- 6 units of varying sizes
- Easy access to Hwy 66/Main Street
- 7 minutes from Kilpatrick Turnpike
- 10 minutes from I-40

Enjoy a stable property and value-add potential with rent Increases if desired. This property has been well maintained in the heart of one of Yukon's prosperous industrial areas.



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For more information:

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