



# MOONCAST

— COMMERCIAL —

FOR SALE



1721 CIMARRON TRAIL, HURST, TX 76054 | NOI - \$176,006 | CAP RATE - 7.67%



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## HIGHLIGHTS

- 11,949 SF Medical Office Building
- Multi-Tenant (4 Units)
- 100% Gross Operating Income from Day One
- 3,142 SF Suite Stabilized with Seller Leaseback at Market Rent
- Strong Immediate In-Place Cash Flow
- Fully Renovated in 2024 with New HVAC and Roof – Turnkey, Move-In Ready
- Located minutes from Texas Health HEB Medical Center and surrounded by medical/dental professional offices.
- Detailed rent roll and expenses available upon execution of a Confidentiality Agreement.



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## DEAL SUMMARY



**ASKING**  
\$2,295,000



**CAP RATE**  
7.67%



**GOI**  
100%



**NOI**  
\$176,007



**MULTI-TENANT**  
4 Units



**PARKING**  
70 SPACES  
(5.9/1000)

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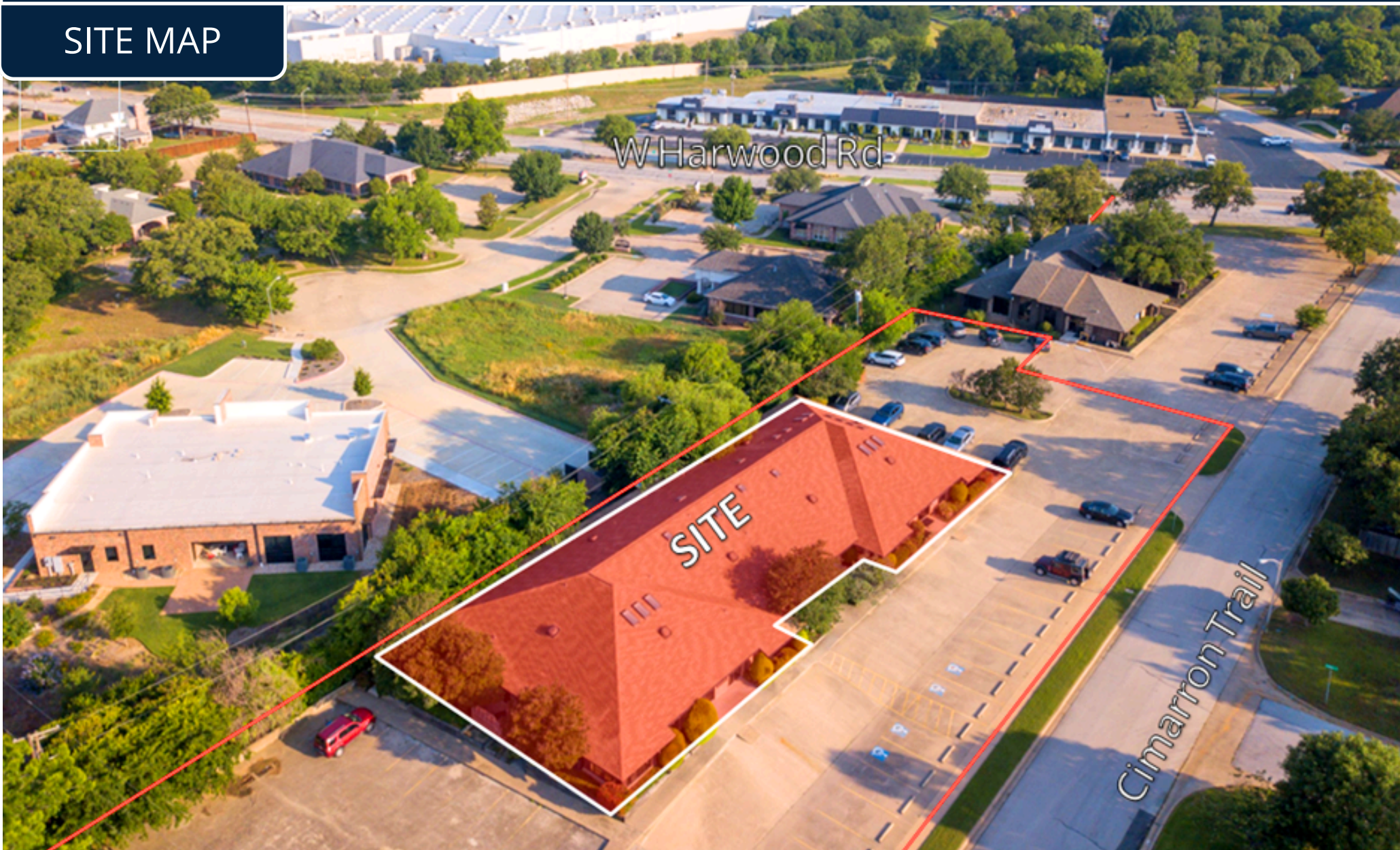




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## SITE MAP



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MAP



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PHOTO



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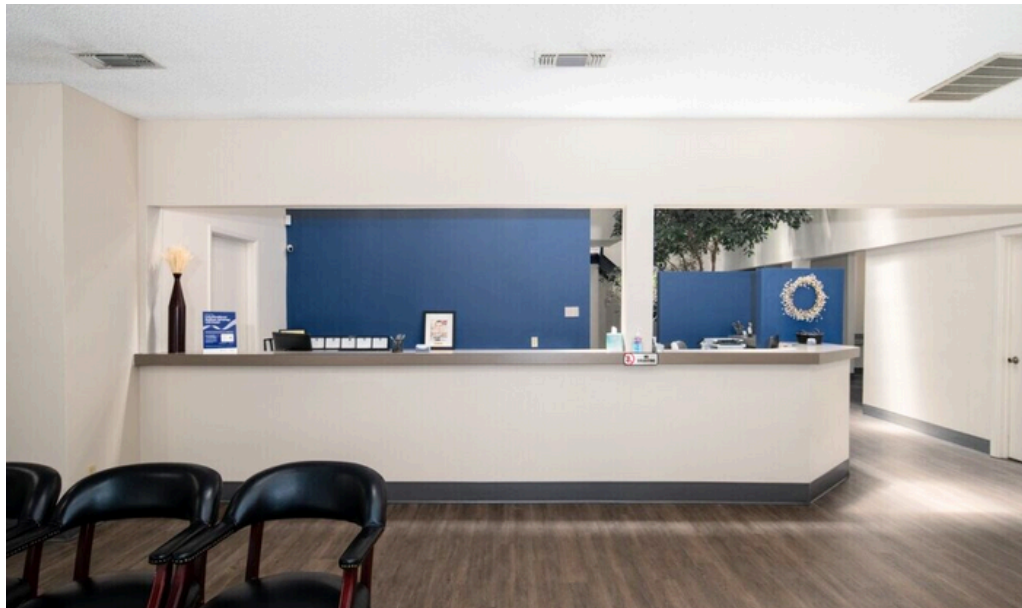
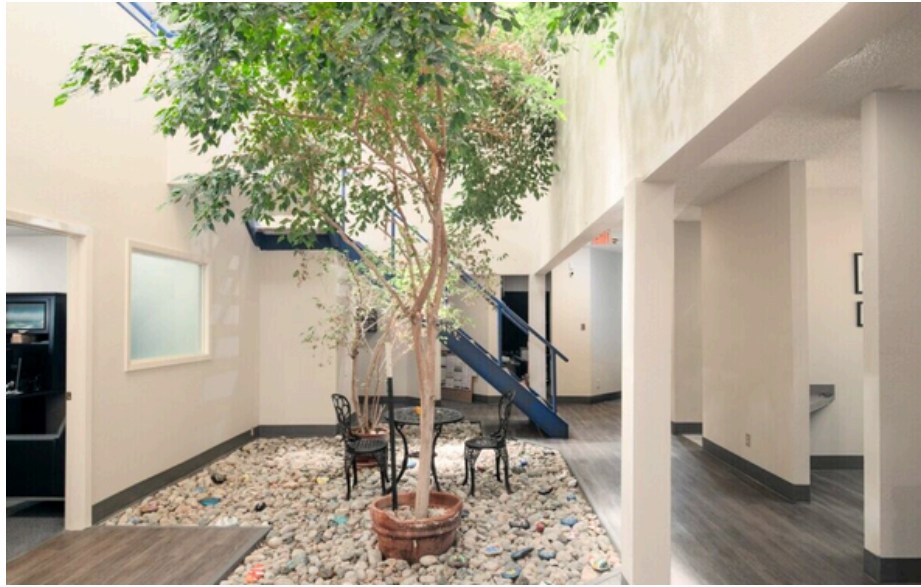




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## #2 INTERIOR



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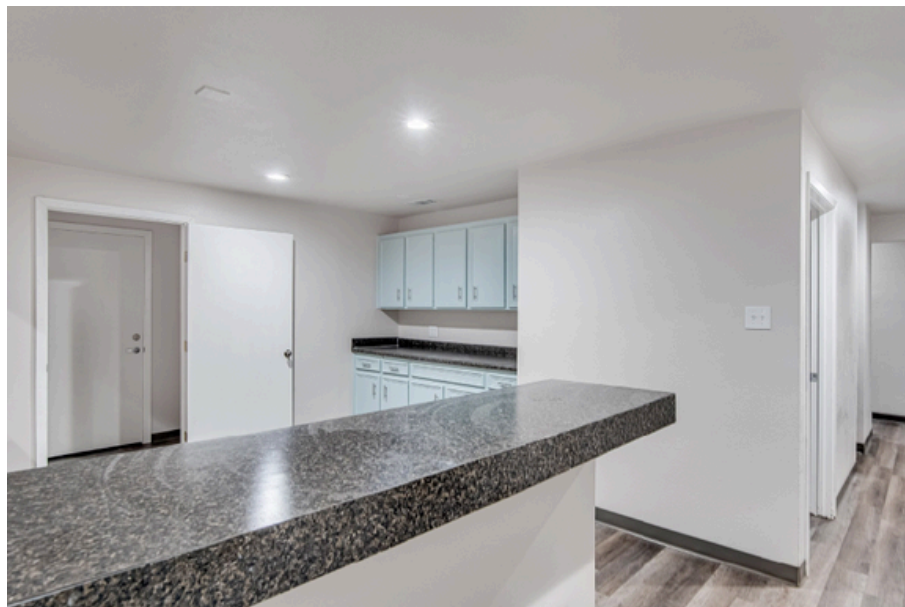




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## #3 INTERIOR



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## #4 INTERIOR



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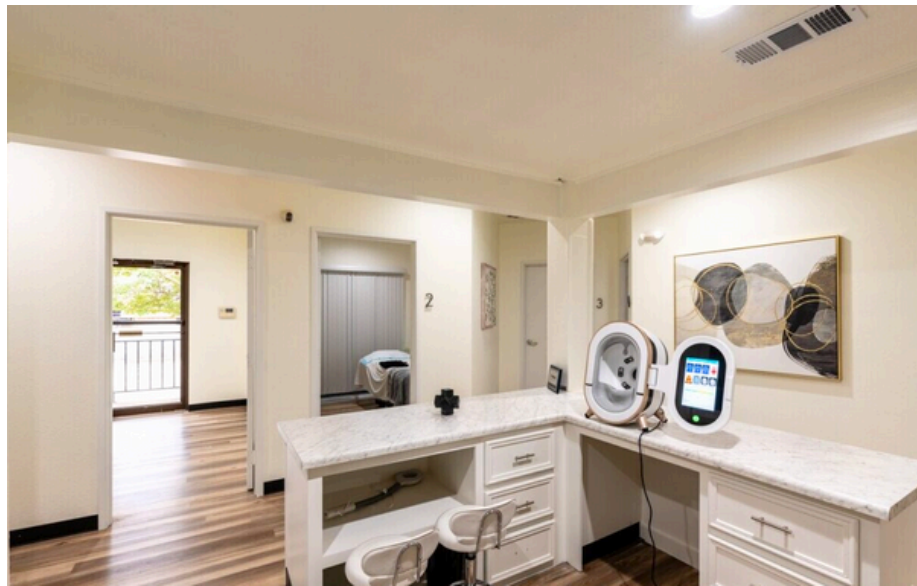




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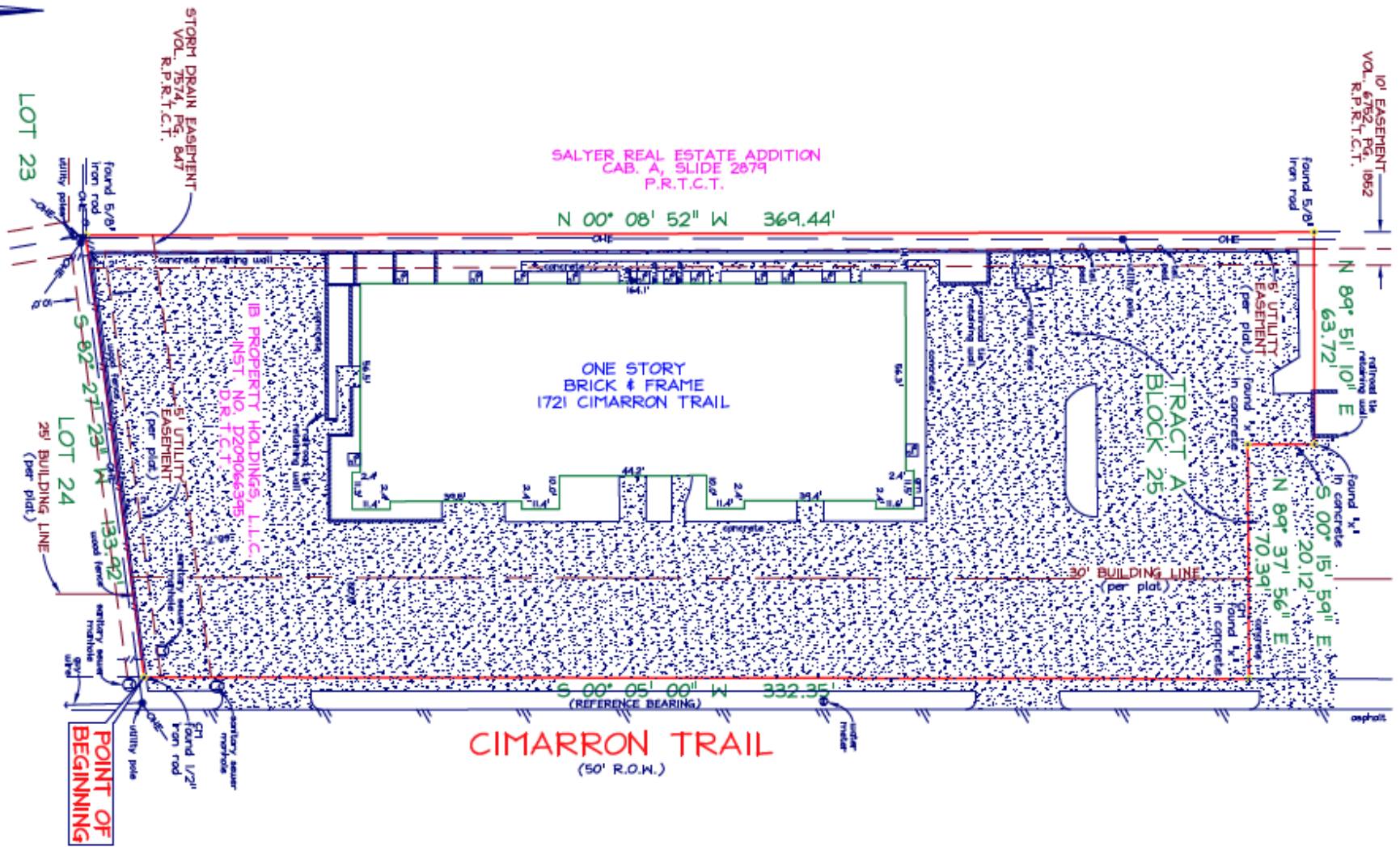
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## #5 INTERIOR



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WILLIAM W. WALLACE 200 ACRE SURVEY ABSTRACT NO. 1607

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*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



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