

INVESTMENT

Multi-Tenant Investment Property on SR 436

10%
CAP RATE

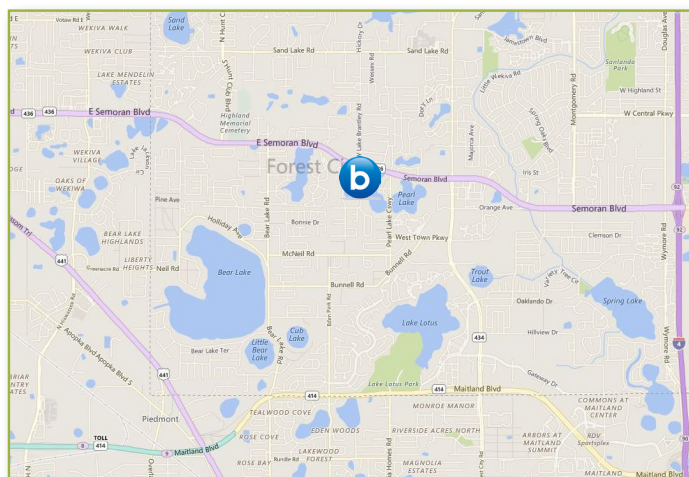


100% OCCUPIED OFFICE / RETAIL INVESTMENT!

1170 W. State Road 436, Altamonte Springs, FL is a 100% occupied multi-tenant office / retail property consisting of a 2,026 SF freestanding building. The building includes three built-out suites of various sizes ranging from 315 - 981 SF. Tenants include a Barber Shop, Insurance Agency and a Tax Preparation Business. Located on heavily traveled State Road 436 just minutes from Interstate 4. The located offers excellent visibility and signage on SR 436.

PROPERTY DETAILS

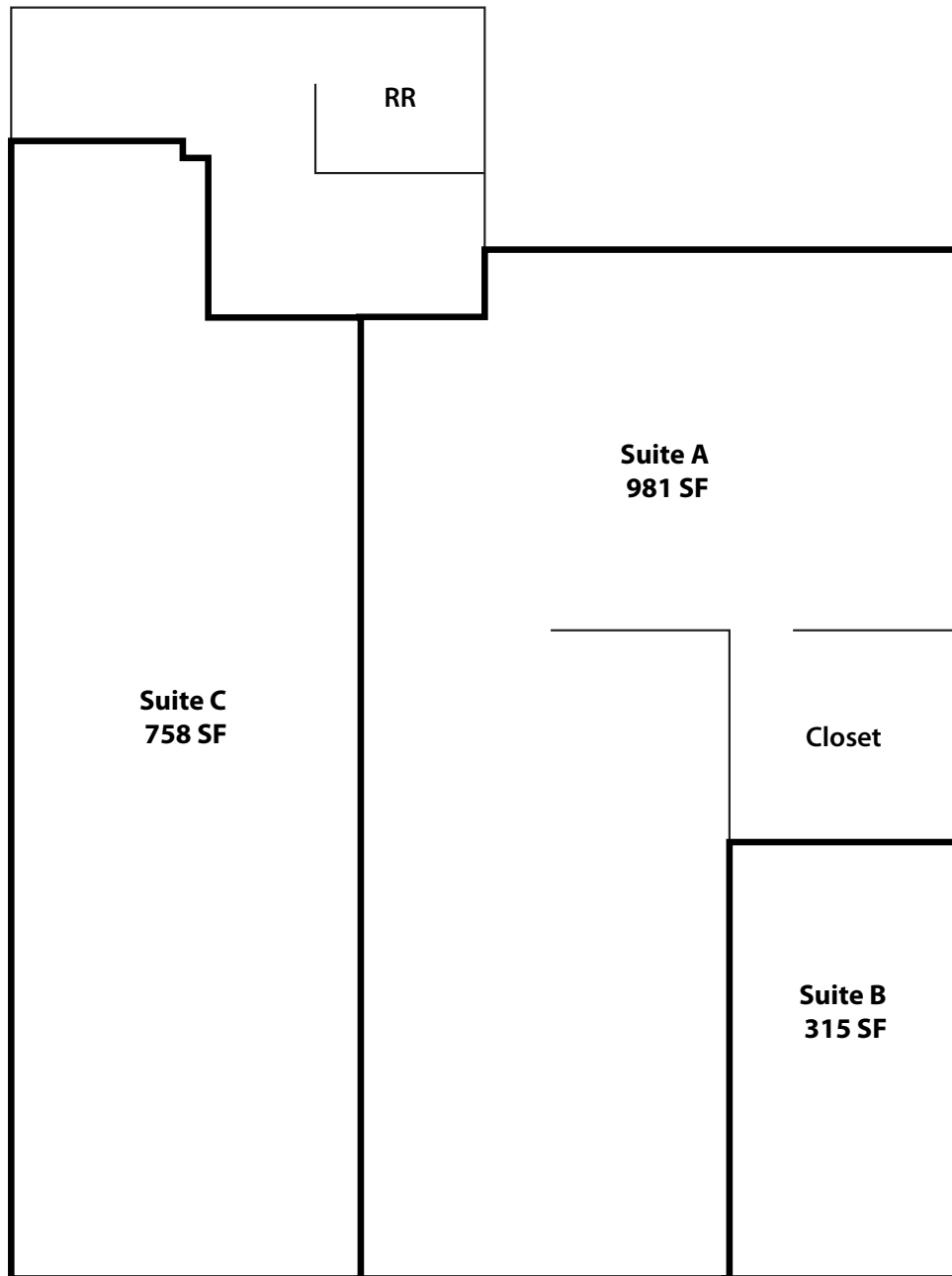
- >> **New Price:** **\$329,000.00**
- >> **Sale Price:** ~~\$375,000.00~~
- >> **Building Size:** 2,026 SF
- >> **Land Size:** .16 Acres
- >> **Year Built:** 1960
- >> **Occupancy:** Multi-Tenant 100%
- >> **Traffic:** 48,000 AADT
- >> **2017 NOI:** \$33,000.00
- >> **Cap Rate:** 10%



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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



DEMOGRAPHIC SNAPSHOT	1-Mile	3-Mile	5-Mile
TOTAL POPULATION	11,587	100,540	206,926
AVERAGE HOUSEHOLD INCOME	\$70,389	\$73,102	\$69,382
BUSINESS ESTABLISHMENTS	561	3,944	9,892
TOTAL EMPLOYEES	4,995	43,194	113,685