

# EVERGREEN Commercial Real Estate

Office: 973-470-9304 Fax: 973-470-9821



## For Sale NAPA Net Leased Auto Parts Store

**1884 Union Valley Rd West Milford, NJ**

**Gross Leasable Area 9,000 +/- Sq. Ft.**

**Cap Rate 7.0 % Lot Size 2.319 Acres**

**Original Term 7 Years**

**Remaining Lease Term 3.5 Years**

**Renewal Options 2 Five Year Options**

**Offering Price \$1,589,486.00**

Contact  
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*All information deemed reliable but not guaranteed subject to changes  
and your due diligence\**