



INVESTMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | \$1,920,000

PARCEL ID | 00051120

SQUARE FEET | +/- 14,003

CAP RATE | 7.97 %

NOI | \$153,042.38

ZONING | GB - GENERAL BUSINESS

Offered for sale, this well-maintained multi-tenant commercial property along Old US 1 Hwy includes three buildings totaling +/- 14,003 SF: a 2,008 SF two-story office at 1275-1285, an 8,985 SF two-story office at 1295, and a 3,010 SF single-story storage building at 1297. The asset is fully leased with primarily NNN leases, providing stable income. Current Cap Rate 7.97%. The site offers 44 parking spaces and is zoned GB (General Business) within an Urban Village Highway Corridor, with portions located in the city limits and the remainder in the ETJ.

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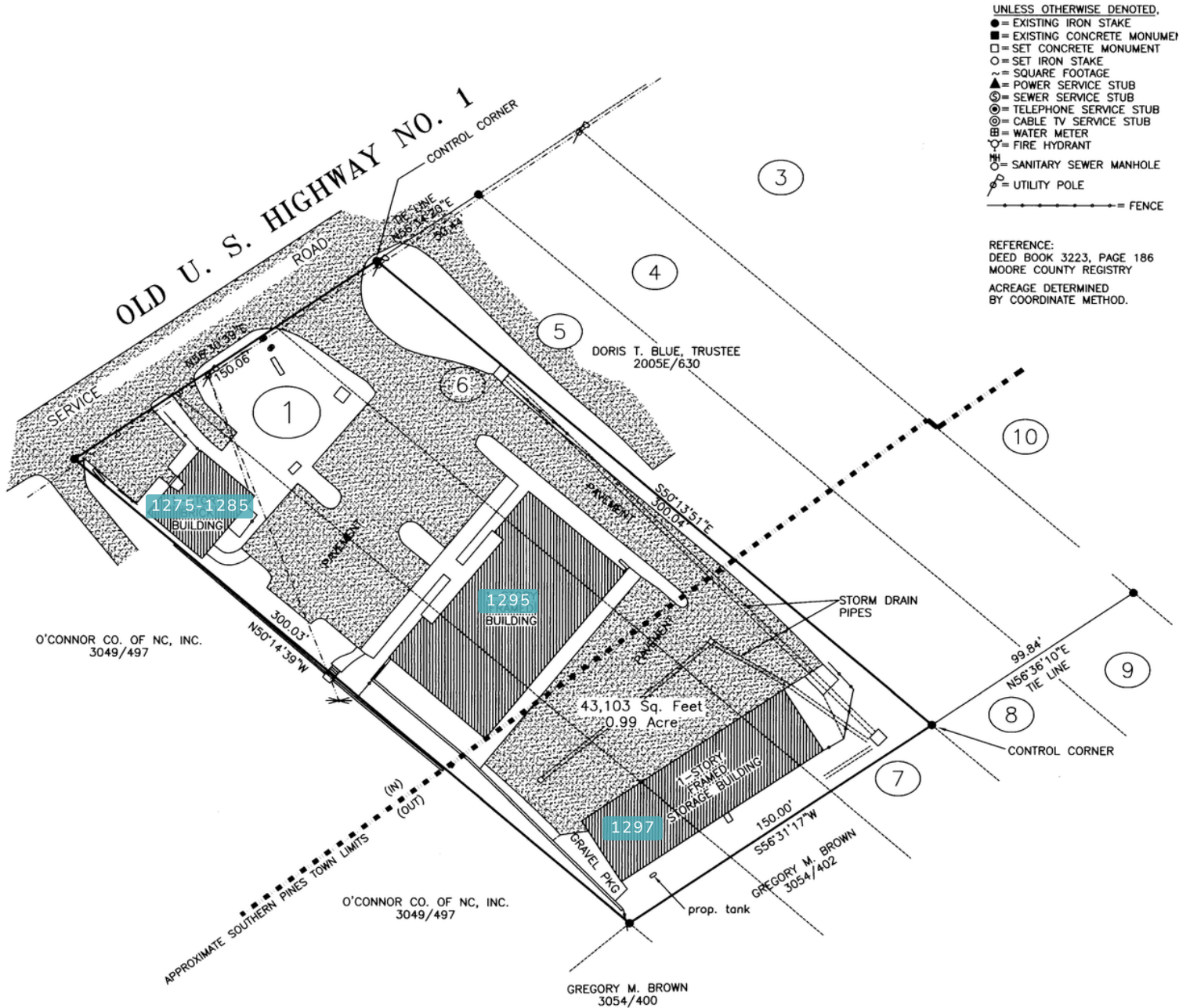
PHOTOS



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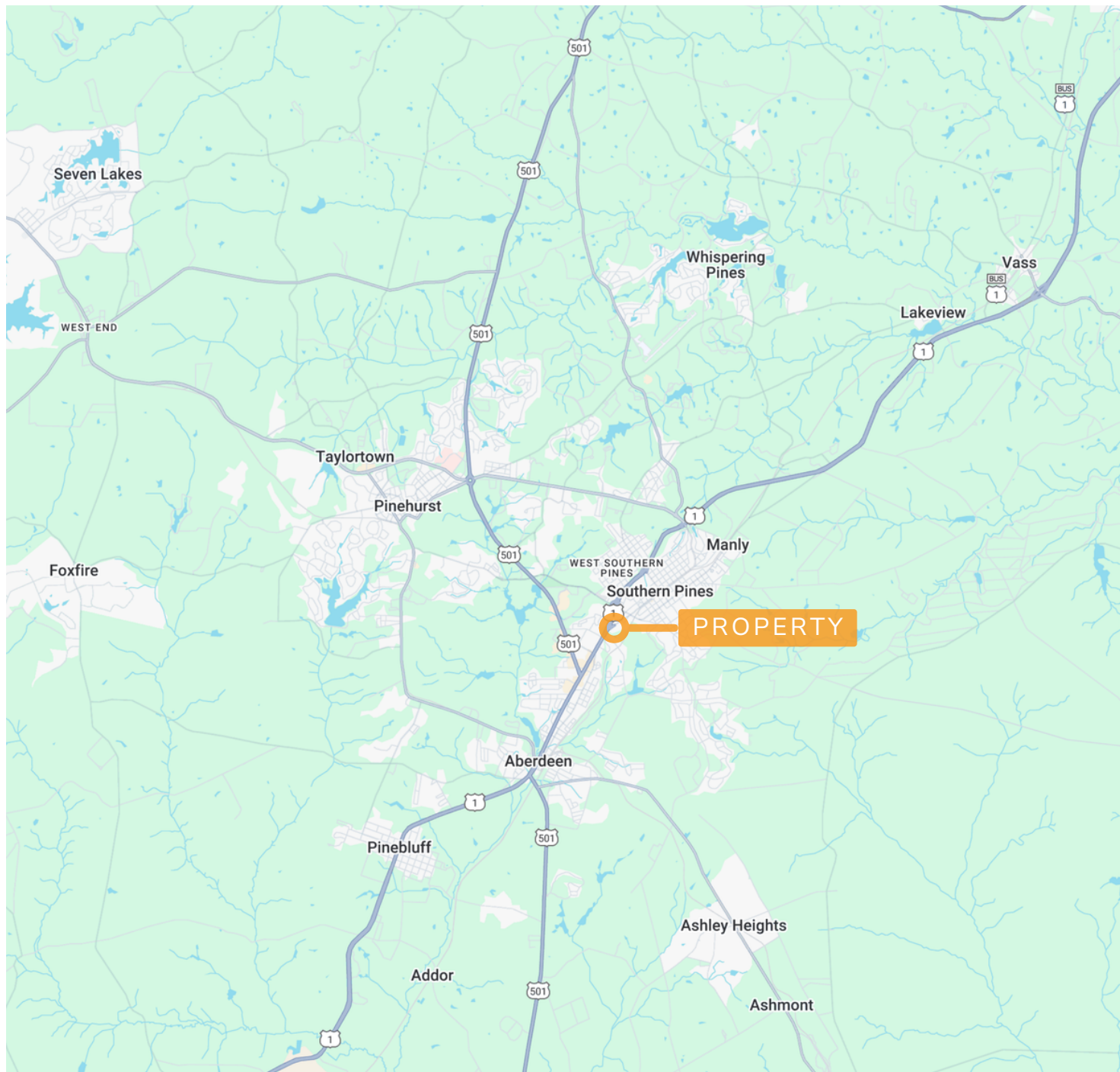
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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification.

LOCATION MAP



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