

# FOR SALE

2812 Hemphill St.  
Fort Worth, Texas



## Property Information

### LOCATION

Southwest quadrant of Hemphill St. and W. Cantey St., Fort Worth. The site is .4 miles north of Berry St and 1.35 miles south of Magnolia Ave.

### YEAR BUILT / REMODELED

1962 / 2017

### SPACE

Primary Building 1,952 Sq. ft.  
Apartment SF Unknown  
Garage

### PARKING

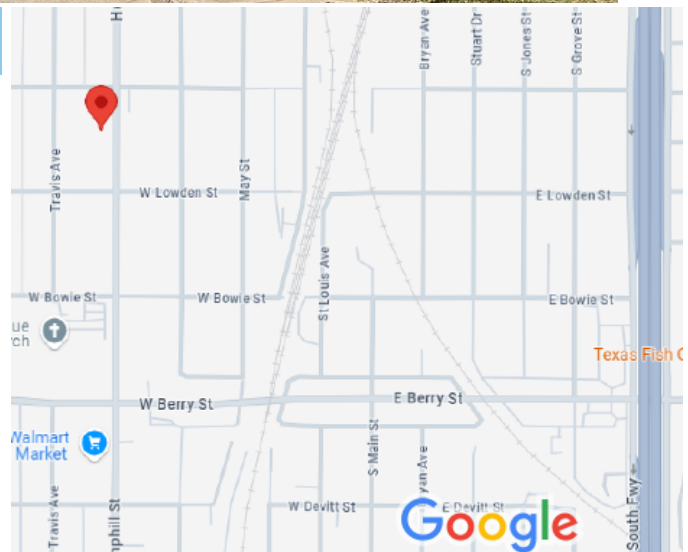
4 spaces and street

### COMMENTS

Can also be purchased as part of Portfolio.

### ASKING PRICE

Contact Broker



## For Information

Don D. Phifer  
817-427-9545 office  
817-239-7100 cell  
Phifer@LandDeals.com



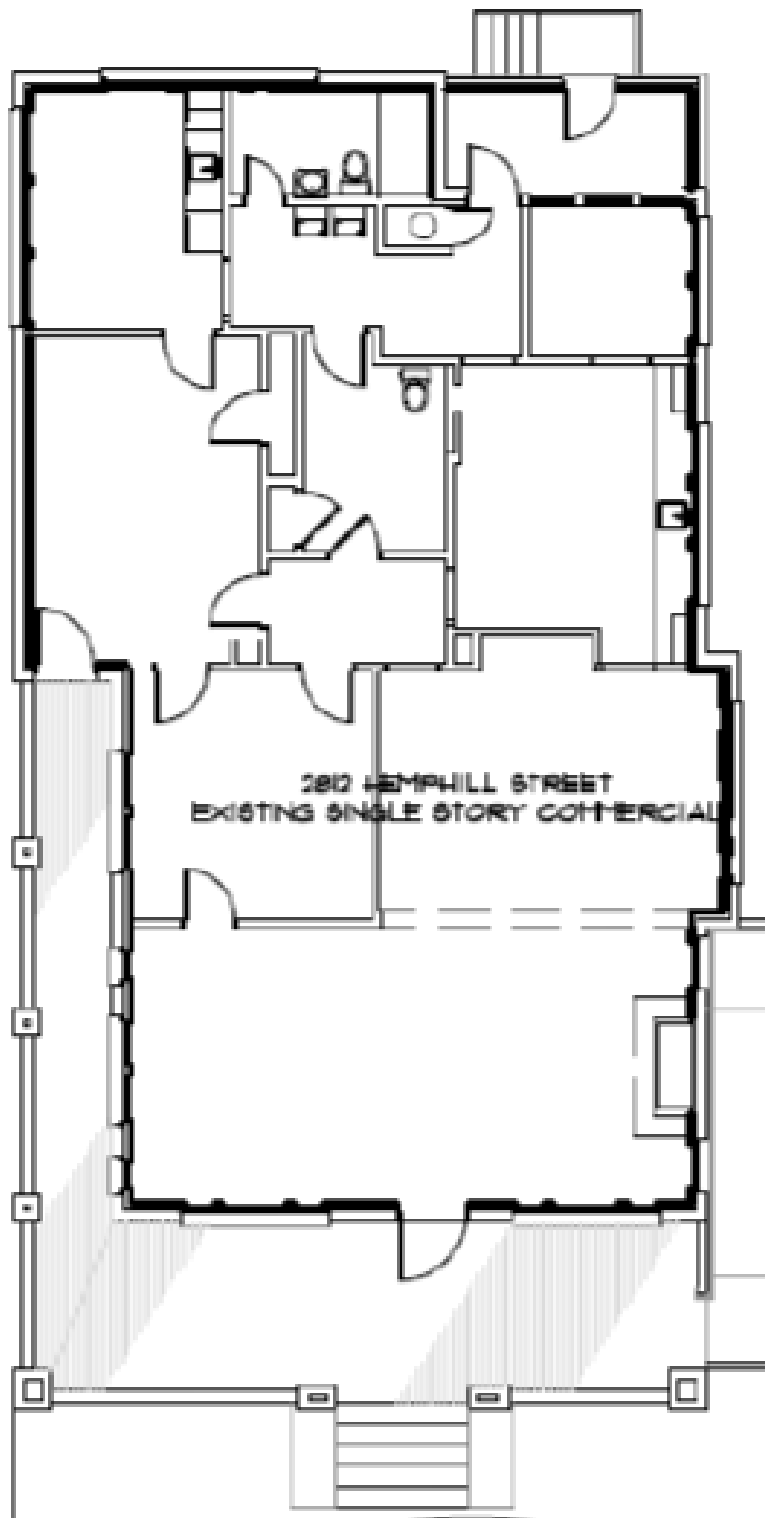
# Aerial

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# RENT ROLL

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## Main Building

Commencement Date	Expiration Date	Rate Per Sq. Ft.	Annual Base Rate	Annual Increases	Renewal
10/01/2023	11/30/2026	\$13.50	\$26,352	\$.50 annual bumps	No Renewals

**This is a Triple Net Lease, with \$4.50 per sq. ft. in Triple Nets being collected currently.**

**There is an Apartment in the Back that is currently occupied by an employee of the Owner and no rent is currently being collected. Rent is estimated at \$500 to \$600 per month bills paid.**