

**FOR SALE** | 841 Industrial Drive, Yukon



### ABOUT THE PROPERTY



**PRICE**

\$1,200,000



**CAP RATE**

6.5%



**YEAR BUILT**

1991



**NOI**

\$78,000



**AVAILABLE SF**

9,000



**ZONING**

CH

**LISTING PRICE** **\$1,200,000**

### Highlights

- 100% leased
- Well-kept business street
- Ample parking
- Numerous long term tenants
- Separate electric meter to each tenant
- Cap ex improvements over last 5 years
- Newer overhead doors
- Insulated ceilings and walls
- 6 units of varying sizes
- Easy access to Hwy 66/Main Street
- 7 minutes from Kilpatrick Turnpike
- 10 minutes from I-40

Enjoy a stable property and value-add potential with rent increases if desired. This property has been well maintained in the heart of one of Yukon's prosperous industrial areas.



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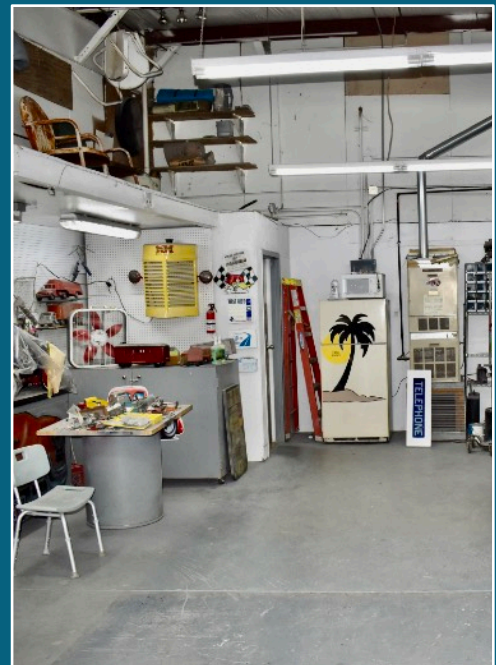
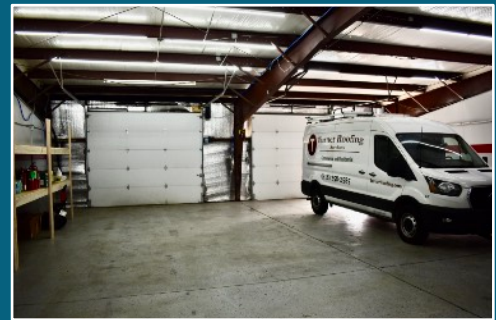
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