

**PRICE
REDUCTION**

VIEW THE 3D VR TOUR **HERE!**



PROPERTY INFORMATION

PROPERTY TYPE	Commercial Investment/ Retail/Office
ZONING	C-2D
BUILDING SIZE	4,960 SF
PAD SIZE	±.231
PRICE	\$749,000
TRAFFIC COUNTS	Intersection of Fairview East of Curtis: 22,615 VPD (3/21/2018)

HIGHLIGHTS

- Ideal commercial investment property
- 9.27% Cap Rate on market rent of \$5,800/mo NNN (\$16/SF NNN upstairs & \$12/SF NNN downstairs)
- Current tenants month to month
- Building designed for vertical additions
- Possible development opportunity with potential to acquire 0.415 acre parcel with triplex to the north as well
- Just minutes from the heart of downtown and the river
- Property in proposed CCDC Enhancement Dist.

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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FOR SALE



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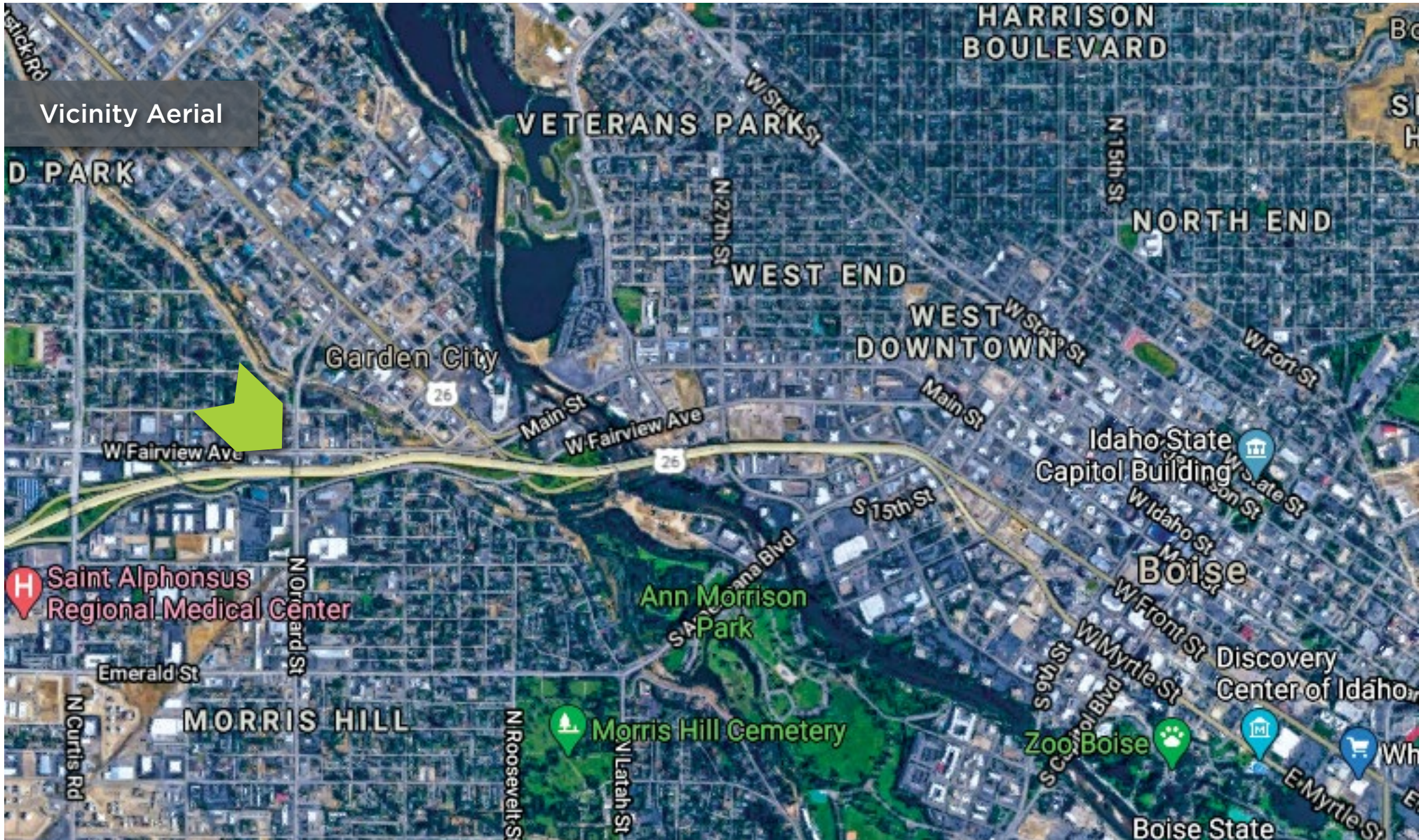
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Vicinity Aerial



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