

**FOR
SALE**

**5.5% Cap Rate
New 10 Year
Corporate
Lease**

LONG TERM CREDIT INVESTMENT

**1136 E. ALTAMONTE DRIVE
ALTAMONTE SPRINGS, FL**



PROPERTY HIGHLIGHTS

- 10 Year Base Term Lease with (2) Five Year Options to Safelite Corp.
- Current NOI is \$101,826 with \$1,230,000 in minimum payments paid to the Landlord over the next 10 years. Lease Start Date: 5/1/2017
- Landlord covers walls, roof, and foundation. Tenant covers all other maintenances. Tenant covers any increases in the expenses over the entire lease term. Tenant pays for the Insurance directly.
- 8 Bay, 5,760 SF Operating Auto Repair Facility
- 1,014 SF Nice Showroom Area with Customer Lounge
- 32,800 SF Zoned MOC-2, 5/1000 Parking Ratio, Direct Curb Cut
- 2017 Renovated by Tenant, Signalized Intersection, Great Exposure
- Co-Tenant with GFS Marketplace Shopping Center
- 52,500 Vehicles/Day, Great Demographics
- Close to I-4, CR-427, The Sun Rail, and HW 17-92
- **Sales Price: \$1,850,000 (5.5% CAP Rate)**

CONTACT

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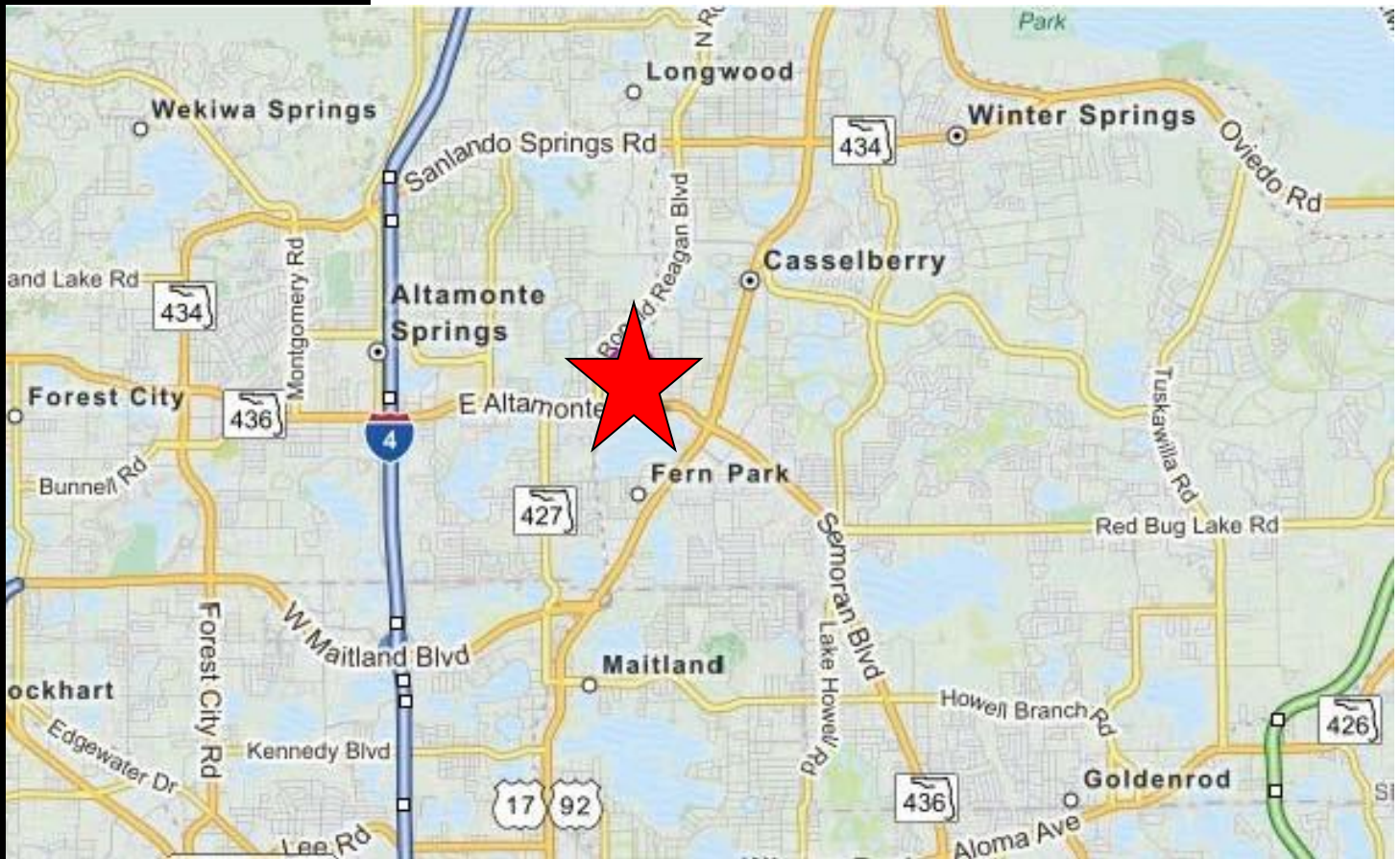
www.ResultsREPartners.com

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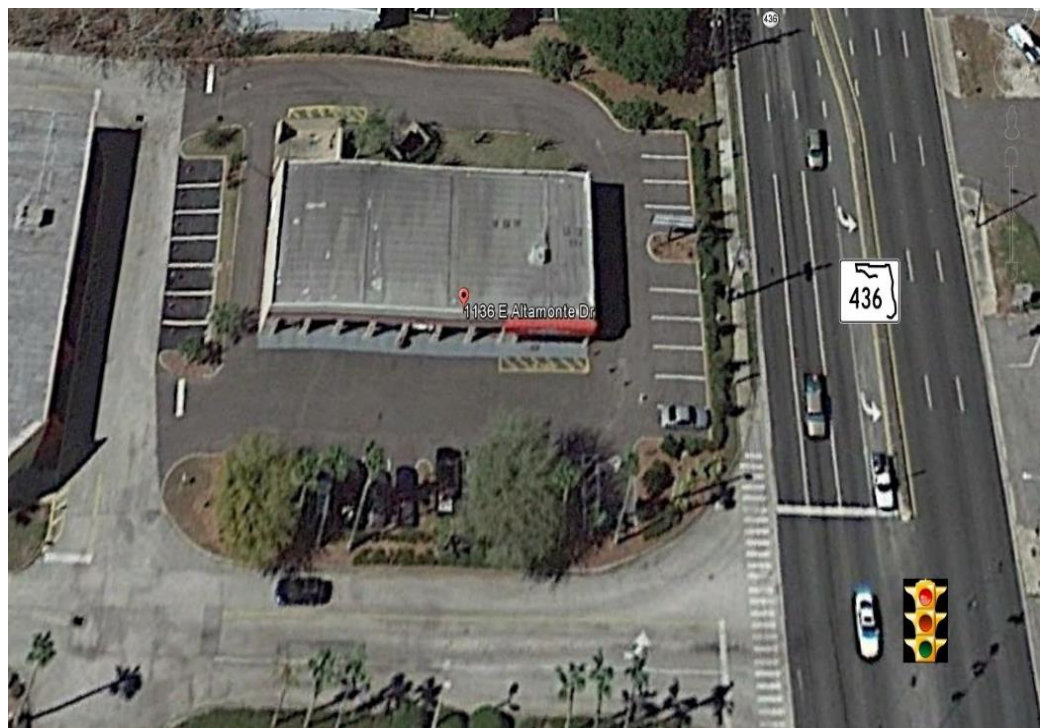
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