

**FOR
SALE**

INDUSTRIAL NNN INVESTMENT OPPORTUNITY

7% CAP RATE WITH OWNER FINANCING

440 PLUMOSA AVENUE UNIT 200, CASSELBERRY, FL 32707



- ❑ 6,000 SF unit available (Just Renovated in summer of 2020)
- ❑ Suite 200 – 3,000 SF office/3,000 SF warehouse
- ❑ Zoned CS, City of Casselberry, 2/1000 Parking Ratio, (2) 10'x12' grade level doors
- ❑ 3-Phase power available; 12'-14' ceiling, LED lighting, Roof Warranty, New HVAC
- ❑ 4 Years left on a 5-year term. NOI is \$55,620 with 3% increases
- ❑ Seller Financing: \$195K down, \$600K note at 6.5% IO on a 10-year term (must qualify)
- ❑ 8% ROI or \$16,620 a year profit over expenses
- ❑ **Sales Price: \$795,000 (\$132 PSF)**



Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers

108 Commerce Street, Suite 200 Lake Mary, Florida 32746

407.647.0200 main 407.647.0205 fax

www.ResultsREPartners.com

Contact:

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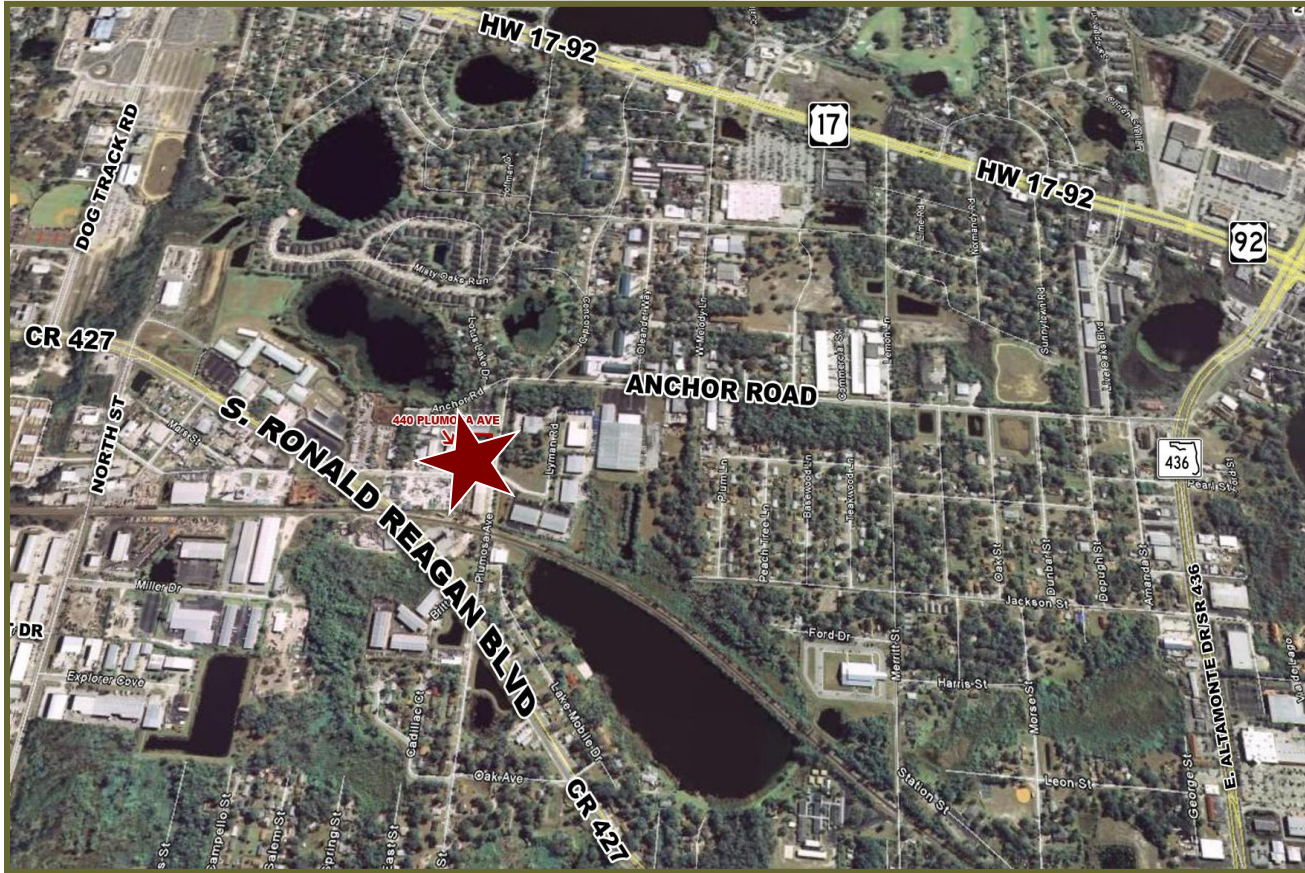
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SITE PLAN



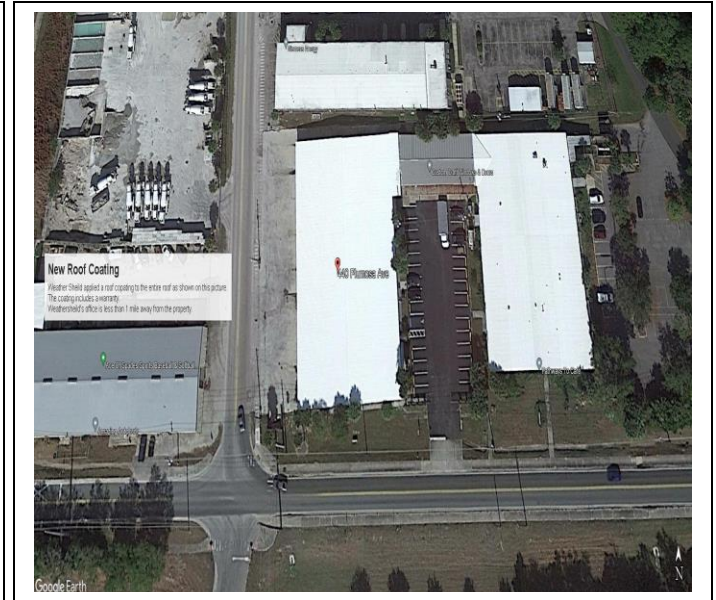
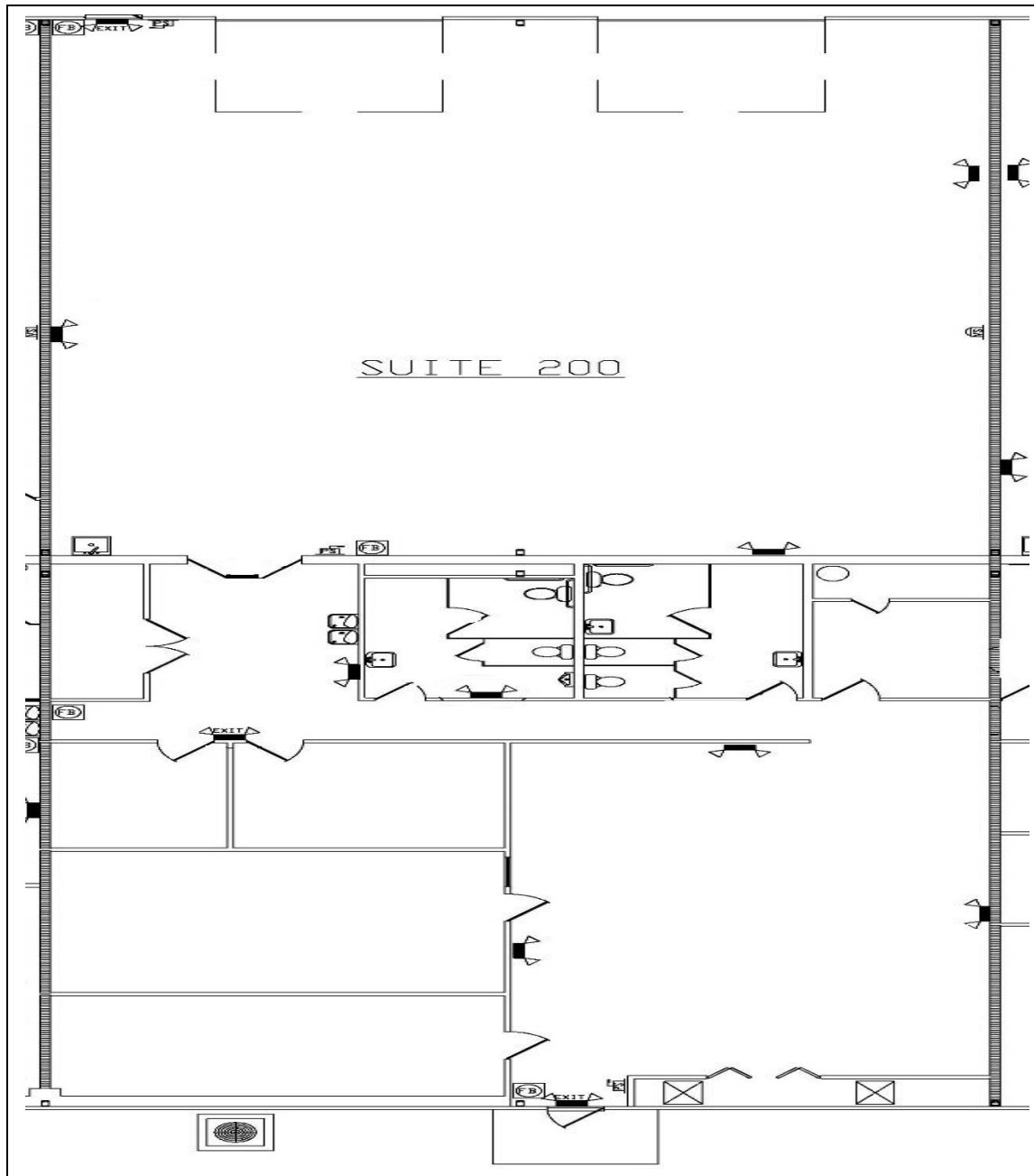
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- New roof Coating as shown above
- ½ office, ½ warehouse renovated in 2020
- 3 Phase 200 Amp Electrical Service
- 5 year lease signed 12/2020 by FermiTron which is a turnkey custom electronic circuit board design company.
- True NNN lease with personal guaranties
- Annual increases of 3%
- Perfect payment history with the Tenant
- Ample parking
- Units 300 and 400 also available