

80 CHURCH ST N, CONCORD NC



FOR SALE - \$599,000

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- Multi-tenant (11 Tenants)
- Ample parking spaces, front and rear
- 11,000 Vehicles per day on Church St (NCDOT)
- Walking distance to downtown, courthouse and amenities
- Current NOI of \$50,257 (Assumes 5% mgmnt fee, 5% vacancy factor and 10% misc repair costs)
 - Gross income of \$72,337.
- Asking \$599,000
- Preference is to sell with adjacent property, 78 Church St. Listed separately.



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	Monthly	Annual
	\$6,028	\$ 72,337
Gross Annual Income		\$ 72,337
Taxes		\$ (5,841)
Insurance		\$ (1,772)
Mgmnt		\$ (3,617)
Vacancy Factor (5%)		\$ (3,617)
Misc Repairs/Maintenance (10%)*		\$ (7,234)
Annual NOI		\$ 50,257
Tax Value		\$567,430
SF		6,600
Per SF Asking Price		\$ 90.76

* Assumption made at 10%. Actual results will vary by owner.





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