

**FOR
SALE**

**LONG TERM ABSOLUTE NNN
INVESTMENT OPPORTUNITY**

**205 S. HW 17-92
LONGWOOD, FL 32750**



Property Details

(Confidential Listing, NO site visits without broker)

**7.5% CAP RATE
ZERO LANDLORD
OBLIGATIONS
OWNER FINANCING**

- 4,562 SF Retail Building currently under Tenant Renovation
- 32,500 SF Site with C-2 Zoning with 200' fronting HW 17-92
- 10 Year Base Term ABSOLUTE NNN Lease starting 1/1/2020
- Zero Landlord Obligations over the Term of the Lease
- NOI is \$84,000 a year with 5% Annual Increases, Tenant will pay over \$1MM+ in rent over the Base Lease Term
- Located at the Major Intersection of Hwy 17-92 and SR 434 (only 150' away from intersection) with new developments in the area
- Owner Financing with 15% down(\$168,750), 7% IO on up to a 15 year term, 10% ROI in year 1 and increasing by 5% each year after.
- Strong guarantors, Strong Location, in the path of progress
- Tenant will be opening up several drive thru convenience locations throughout Central Florida
- **Sale Price: \$1,125,000 (7.5% CAP Rate)**

CONTACT

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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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