

**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: \$1,700,000 (6% 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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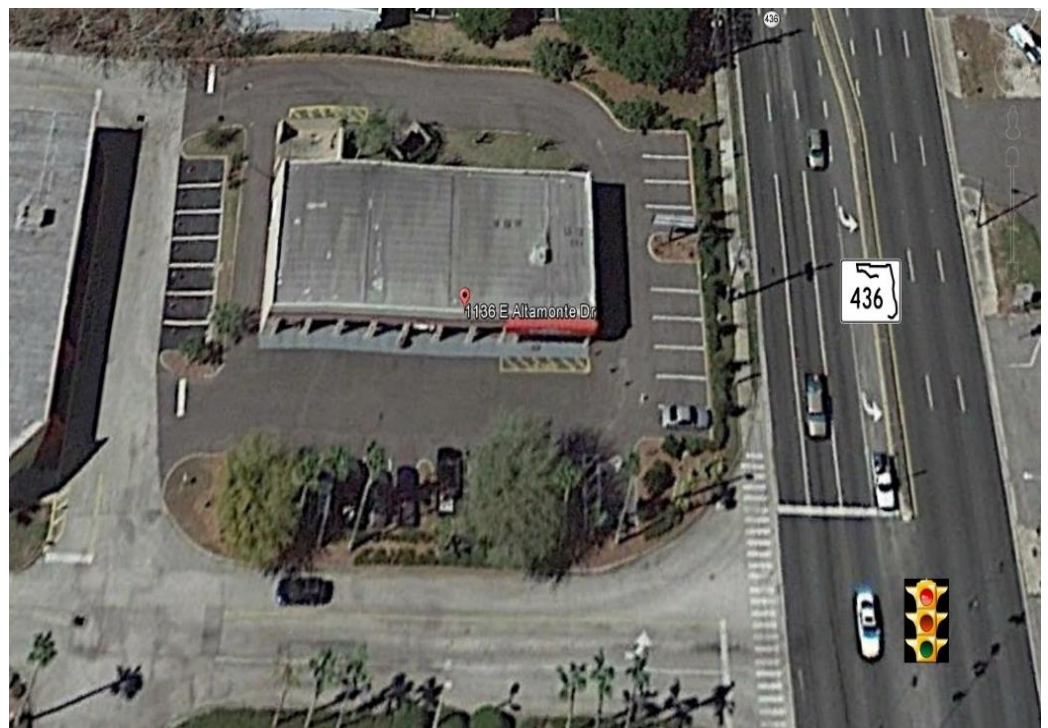
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