

11855 N TRYON ST, SUITES A-C, CHARLOTTE NC



For Sale - \$410,000 (\$103.72/sf)

11855 N Tryon St, Suites A-C, Charlotte NC

Selling Suites A-C - A fully leased retail asset located on high volume N Tryon St.

Two Tenants in place:

- Suite A - Filipino Mart, a small grocery store.
- Suites B-C - Non Stop Gaming, specializing in board games and tournaments

- ✓ Zoned B-1.
- ✓ Approx. 3,953 sf
- ✓ Excellent traffic exposure, 36,000 VPD (NCDOT)
- ✓ Current NOI of \$30,807, with room to grow the Rents.

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11855 N Tryon

Monthly	Annual	PSF
\$4,768	\$ 57,219	\$ 14.47

Gross Annual Income	\$ 57,219
Taxes	\$ (4,796)
Insurance	\$ (1,033)
Mgmnt	\$ (2,861)
Association Fee	\$ (12,000)
Vacancy Factor (5%)	\$ (2,861)
Misc Repairs/Maintenance (5%) *	\$ (2,861)
Annual NOI	\$ 30,807

Tax Value	\$421,600
SF	3,953
Per SF Tax Value	\$ 106.65
Per SF Asking Price	\$ 103.72

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



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