

◆ **FOR SALE** ◆
TWO-TENANT RETAIL INVESTMENT
Lewisville, TX



Location: 410 N. Valley Pkwy., Lewisville,, TX

Size: 4,000 SF.

Tenant: Grand Cleaners & Donut Shop (Steps away from the new Court House and City Library)!

Cleaners will execute a new 5-year, NNN, lease at \$18.00/SF on Closing;
Donut Shop is MG with an expiration date of 1/31/2021

Age: Built in 2003 [**NEW ROOF** in 2017]!

Land Size: 0.532 Acres (+/-23,174 SF).

Cap Rate: 6.18%.

Price: \$1,145,000.

For further information contact: Rich Muller



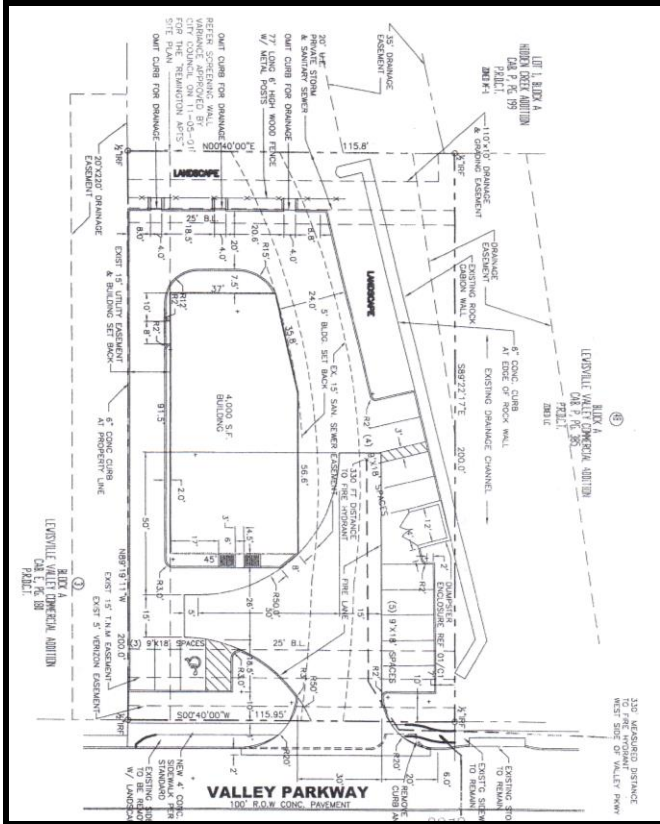
Vintage Realty

2670 Firewheel Dr., Suite D

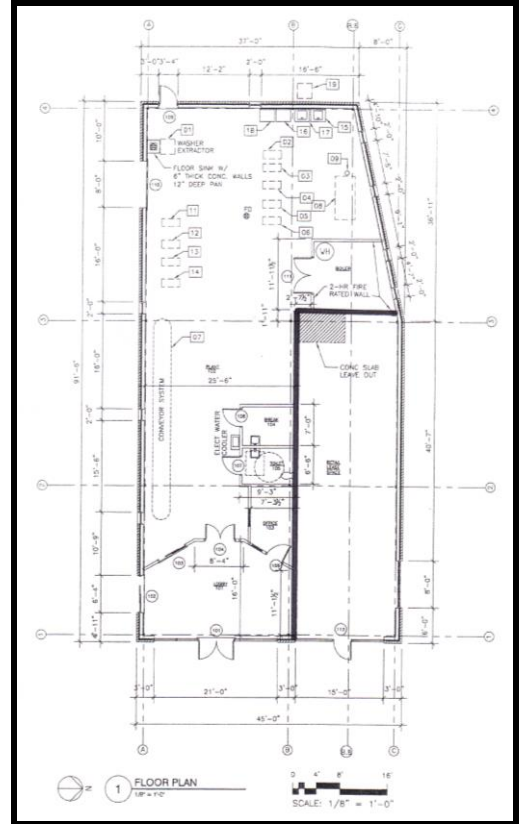
Flower Mound, TX 75028

972/355-0669 or Fax 972/355-5477

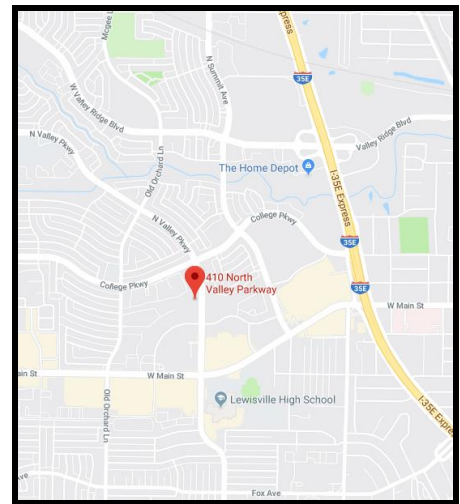
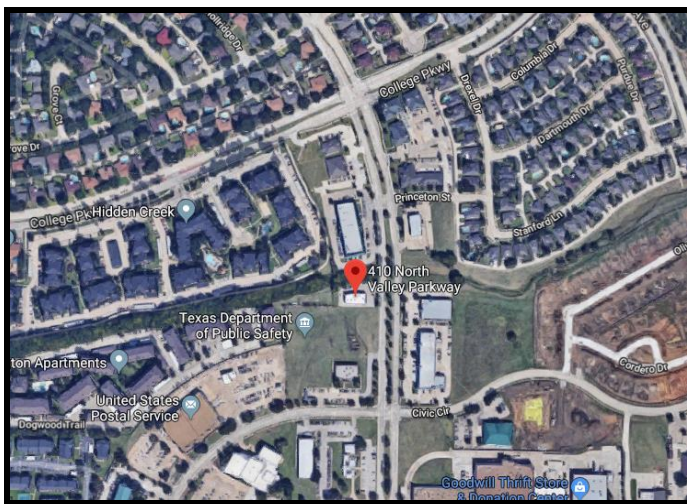
Email: Rich@VintageRealty.net or, www.VintageRealty.net



SITE PLAN



FLOOR PLAN



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