

► NNN FULLY LEASED INVESTMENT OPPORTUNITY



FOR SALE // FULLY LEASED RETAIL BUILDING

96 West Main Street // Richmond, IN 47374



Net leased building includes extensive machine shop with ancillary equipment. Building has been occupied by an auto parts store and machine shop for 75 years.

LEASE DETAILS

- + NNN lease to Advance Auto
- + Lease expires: October 31, 2021
- + Monthly rental: \$3,220
- + Annual rental: \$38,640
- + Lease available for review
- + **Sale Price: \$325,000**

PROPERTY DETAILS

- + 11,725 square feet
- + 0.5 acre site
- + 36 parking spaces
- + Built in 1920

Richmond, Indiana is the county seat of Wayne county, eastern Indiana's most populous county.



Ross Reller
Senior Vice President & Director of Land Services
Direct 317.663.6552
Mobile 317.414.1101
ross.reller@rcree.com

RESOURCE Commercial Real Estate
9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
www.RCRE.com

DEMOGRAPHICS*

	1 Mile	3 Miles	5 Miles
Median Age	32.6	39.7	40.5
Population	11,652	37,867	45,159
Total Households	4,708	15,805	18,968
Median HHI (\$)	\$29,140	\$36,829	\$38,489
Average HHI (\$)	\$37,204	\$47,216	\$48,953
Median Home Value (\$)	\$76,618	\$97,702	\$103,095

*SitesUSA 2016 Estimated

CONTACT

Ross Reller
Senior Vice President
& Director of Land Services
Direct 317.663.6552
Mobile 317.414.1101
ross.reller@rcre.com

RESOURCE Commercial Real Estate
9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
www.RCRE.com

BUILDING PICTURE (PREVIOUS TENANT)



The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.