

+/-1,350 SF OFFICE CONDO



FOR SALE
NOW AVAILABLE

1525 Dale Earnhardt Blvd | Kannapolis, NC

Exceptionally well maintained Office Condo being offered Fully Leased.

At sale, Seller will sign a five year* NNN lease with an NOI of \$13,980 in Year 1 and 3% bumps

Seller has been in business at this location since 1996.

Property features three to four private offices, reception area and two restrooms.

*Lease to include an exit clause w/penalty.

- ✓ SALES PRICE: \$165,000 (8.47% CAP RATE)
- ✓ NOI: \$13,980 IN YEAR 1, WITH 3% ANN. INCREASES
- ✓ TERM: FIVE YEARS AT CLOSING*
- ✓ +/- 1,350 SF TOTAL
- ✓ B-1 ZONING



271 EXECUTIVE PARK DR NE, CONCORD, NC 28025

