

8010 MYINT LANE NW CONCORD NC 28027



INCOME PRODUCING BUILDING FOR SALE 8010 Myint Lane NW CONCORD NC 28027 Parcel ID : 4680 95 0303 0000

Fully Leased multi tenant building for sale.
Current tenants include: Camp Bow Wow and K-Town Roofing. Camp Bow Wow lease expires 11/30/35 and K-Town roofing expires 12/31/2023

Camp Bow Wow occupies 10,340 SF and K-Town Roofing occupies 1,000 SF

Property is located in close proximity to Concord Airport, Charlotte Motor Speedway, and Interstate 85 & 485

- FOR SALE: \$ 2,650,000
- NOI: \$161,441.56 / 6.09 % CAP RATE
- TOTAL BUILDING: +/- 11,340 SF
- ZONING: I -1
- LEASES ARE NNN STRUCTURED
- 10,500 EST. VPD ON DERITA RD
- BUILDING CONSTRUCTED IN 2009
- FRONTAGE ON DERITA RD. (RECENTLY EXPANDED TO FOUR LANES)



TENANT PROFILES

CAMP BOW WOW

- Currently occupy 10,340 SQ Ft.
- 213 locations throughout the United States
- In 2014 CBW was acquired by VCA Animal Hospitals Inc. Then in 2017 VCA Inc. and CBW were acquired and became wholly owned subsidiaries of MARS INC.
- Services include: dog grooming, training, daycare, and boarding
- Camp Bow Wow recently extended their lease showing a long term commitment to the site

K- Town Roofing

- Currently occupy 1,000 SF
- Company established in 2009. K-Town is a commercial and residential roofing contractor servicing the Carolinas

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