

3445 MARTINS TRAIL LANE

FOR SALE | WALKERTOWN, NC 27051

Linville | Team Partners

COMMERCIAL REAL ESTATE



TWO-TUNNEL CARWASH | NNN LEASE | 8.10% CAP

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Investment
SALE PRICE	\$859,000
CAP RATE	8.10%
NOI	\$69,600

DESCRIPTION

Net leased carwash in a fast-growing retail corridor of Walkertown. Property features two tunnels and one vacuum. Outparcel to a Lowes Foods and has a very strong cashflow. Zero landlord responsibilities. 5-year lease, 3% annual increases, three 5-year renewals.



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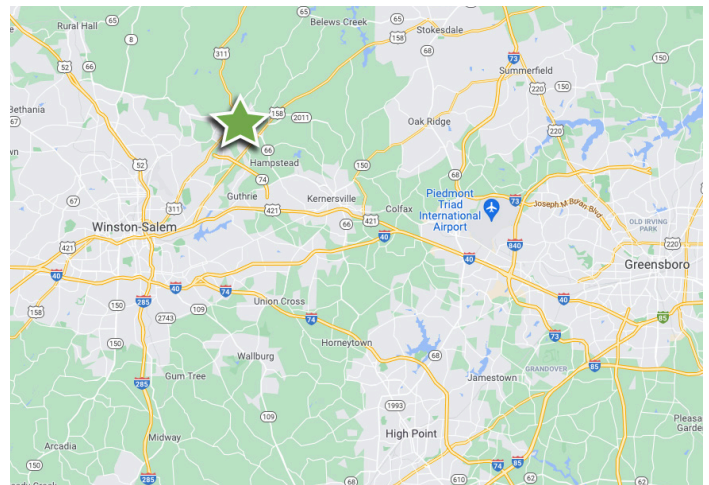
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KEY FEATURES

- Net leased carwash in a fast-growing retail corridor
- Features two tunnels and one vacuum
- Situated near gas, grocery, and restaurant retail businesses
- Lowes Foods outparcel
- Sale Price: \$859,000



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Carwash
AVAILABLE SF ±	2,350	YEAR BUILT	2007
ZONING	HB-S		

PRICING & TERMS

SALE PRICE	\$859,000	NOI	\$69,600
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