

# 109 S. MAIN STREET

FOR SALE | LEXINGTON, NC 27292

Linville | Team Partners

COMMERCIAL REAL ESTATE



MULTI-TENANT INVESTMENT

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Investment
AVAILABLE SF ±	21,304
SALE PRICE	\$736,800

## DESCRIPTION

±21,304 SF multi-tenant investment opportunity! Well-maintained building in Historic Uptown Lexington anchored by Lexington Home Brands- stable tenant base, but still plenty of upside. Current NOI ±\$57,105 / 7.75% cap rate. Known as the Belk Building, this is a three-story retail/office building that is 100% leased with great visibility.



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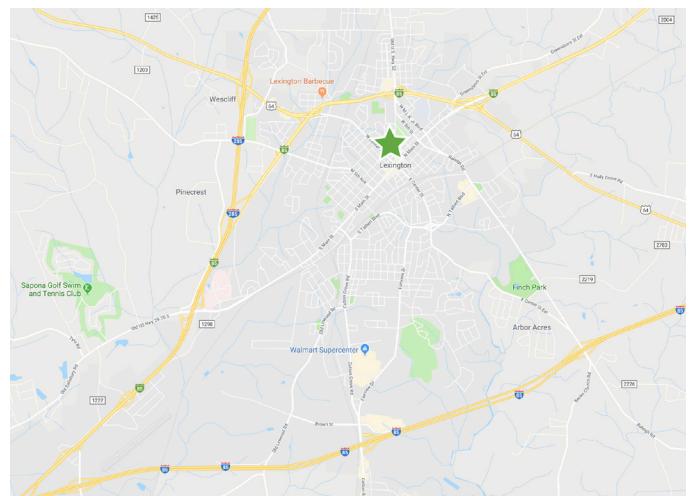
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## KEY FEATURES

- ±21,304 SF multi-tenant investment opportunity!
- Well-maintained building with stable tenant base, but still plenty of upside
- Current NOI ±\$57,105 / 7.75% cap rate
- Three-story retail/office building that is 100% leased



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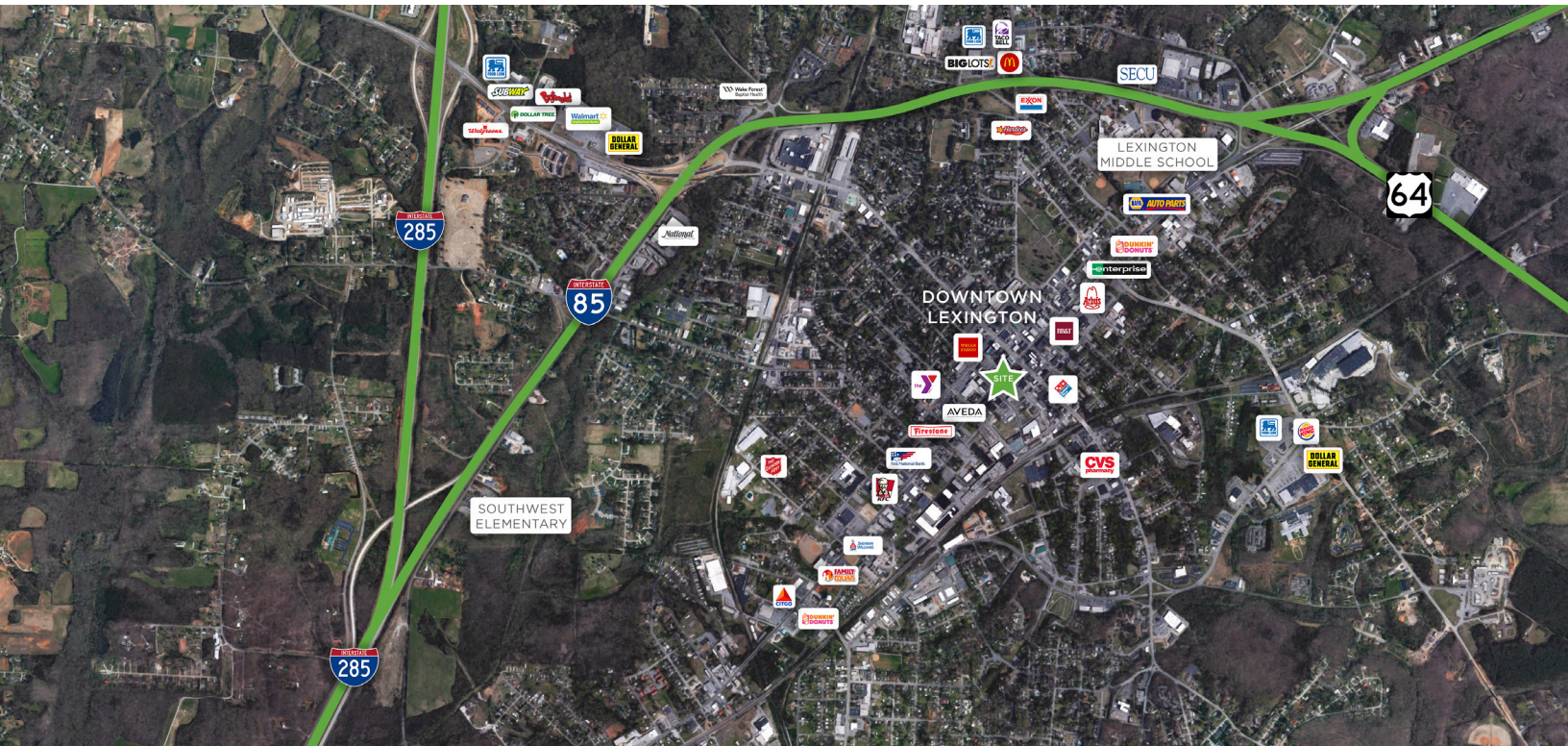
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## PROPERTY INFORMATION

PROPERTY TYPE	Investment	PROPERTY SUBTYPE	Retail
AVAILABLE SF ±	21,304	VPD	10,000
YEAR BUILT	1930	ZONING	U
YEAR RENOVATED	1982, 2010, 2020	TAX PIN	6725-02-86-2786

## PRICING & TERMS

SALE PRICE	\$736,800
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