

INVESTMENT SALE

SMALL OFFICE/WAREHOUSE BLDG



\$279000

160 North Yeager Court—Pelham, AL 35124

- 6,000 Sq. Ft. Office/Warehouse Building (0.37 Acres of land)
- Fully leased - includes two 3,000 Sq. Ft. tenants
- There are separate electrical meters so each tenant is responsible for their own power bills.

\$37,380 Gross Annual Income

\$ 2,860 Property Taxes

\$ 1,760 Insurance

\$ 103 Dumpster (monthly)

\$ 126 Water/Sewer (monthly)

10.7 CAP (excludes mgmt fees, reserves & vacancy rate)



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Information deemed reliable but not guaranteed.

www.ponderproperties.com