

Blackiston Mill Shopping Center For Sale / For Lease

Blackiston Mill Rd Shopping Center

1418 & 1420 Blackiston Mill Rd, Clarksville, IN 47129



OFFERING SUMMARY

Sale Price:	\$2,800,000
Building Size:	25,850 SF
Available SF:	1,065 - 5,110 SF
Lot Size:	3.01 Acre
Price / SF:	\$108.31
Year Built:	1999
Zoning:	B1
Market:	Louisville
Submarket:	Clarksville
APN:	10-24-03-100-006.000-013 & 10-24-03-100-088.000-013

PROPERTY OVERVIEW

Incredible Incentives make this a Fantastic Buying Opportunity. Seller is willing to offer a one year master lease for the vacant space which includes base rent, CAM, tax, insurance and shared utilities. That equals a credit of \$203,159.

The two buildings that make up Blackiston Mill Shopping Center sit next to the extremely busy Peddler's Mall and has significant parking plus multiple entrances and exits.

3 of the 11 units are leased and we have several interested new tenants so we anticipate reducing the number of vacancies soon.

With the Master Lease on the vacant spaces, here are the financials for one year from your purchase:

Annual Gross Income - \$249,381
Operating Expenses - 22%
Vacancy Rate - 0%
Annual Net Income - \$194,517.18
Cap Rate - 6.947%

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