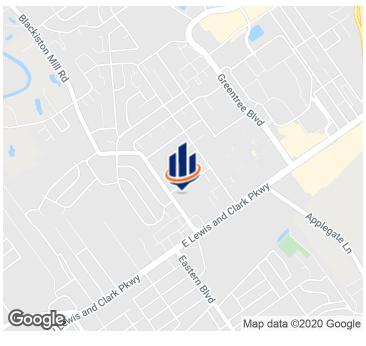
Blackiston Mill Shopping Center For Sale / For Lease

Blackiston Mill Rd Shopping Center

1418 & 1420 Blackiston Mill Rd, Clarksville, IN 47129





OFFERING SUMMARY

 Sale Price:
 \$2,800,000

 Building Size:
 25,850 SI

 Available SF:
 1,065 - 5,110 SI

Lot Size: 3.01 Acre

Price / SF: \$108.37

Year Built: 199

rear built:

Zoning: E

Market: Louisville

Submarket: Clarksville

APN: 10-24-03-100-006.000-01: { 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 building 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%

Bill Menish, CAI, AARE

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