

Commercial For Sale | Retail | Free Standing Building

619 East State Street . Fremont , OH 43420

**For sale Advance Auto Parts. For more information, please contact the listing agent, Ken Guerrero (949) 942-1308
Ken@vantiscap.com**

Listing Info

Listing ID: 2261
Sold

For Sale

Posted: 04/11/2020 8:14 am | On HOMEiZ: 1483 days | Updated: 4 years ago | Views: 824

\$771,000

Location Map

Listing Presented by

Property Type

Property status	Sold
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Property Price

Asking Price	\$771000
Last Sold Price	\$ N/A
Last Sold Date	04/08/2020
Total Lot Size	0.61 Acres
Asking Price per Sq. Ft.	\$119
Total Building Size Sq. Ft.	6500

Commission Split %	Contact listing agent%
Cap Rate %	7%
Gross Annual Income	\$0
Net Operating Income	\$53970
Gross Rent Multiplier	0.00
Annual Property Tax Rate for this property	1.213%
Property tax total amount	\$9352

Property Location & Description

Listing Headline	For sale Advance Auto Parts. For more information, please contact the listing agent, Ken Guerrero (949) 942-1308 Ken@vantiscap.com
Property Description	Rare Absolute NNN – This lease is completely hands-off which is incredibly rare for this tenant. Most leases have at least structure as a landlord responsibility - Low Rent – This location is only paying around \$8.3 psf which is well below the national average for Advance Auto Parts - Commitment to the Location – Advance Auto Parts has been at this location for 25 years and extended the lease by more term than what was written in the option in 2015 - Centralized Location – This property is strategically situated in the center of town right off the main highway with national tenants surrounding this site - Do It Yourself Consumers – This store is located in a market that supports high retail sales for auto parts
Location Description	Fremont, OH
APN / Parcel ID	34-50-00-1741-00
Occupancy %	100%

Construction Type	Other
No. Stories	1
Year Built	1995
Overall Property Condition	Very good

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street Assigned Parking
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Investment Overview

Type of use	Investor
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Neighborhood lifestyle

Lifestyle	Urban Core
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More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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