

631 McWay Drive

High Point, NC 27263



For Sale

\$259,770



For more information:

Steven "Mac" McCormack
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www.mccormackrealty.com

- Great investment property with existing tenant in place!
- Great cash flow!
- 10,000 (+/-) square feet
- 0.29 (+/-) acre lot
- 9108 sf warehouse space
- 892 sf office enclosure
- 14' ceiling height
- Fully air conditioned
- 1 loading dock
- Zoned LI
- Built in 1992
- Less than 25 miles from Greensboro!



ESTIMATED CASH FLOW

Annual Rent	\$33,000*
Annual Property Taxes	\$ 4,300*
Annual Repairs	\$ 2,000*
NOI	\$26,700*

*ESTIMATED

