

SALE

INVESTMENT OPPORTUNITY

FULLY LEASED INVESTMENT PROPERTY

1 James Day Drive, Cumberland, MD 21702

PROPERTY HIGHLIGHTS

- \$2,950,000
- 12+ Acres
- Former Naval Reserve Center
- Tenant: 100% leased to State of Maryland Regional Department of Juvenile Services Office with Client Contact, Emergency Shelter, and Storage Center - Headquarters for Washington County, Allegany County, and Garrett County
- Term: Initial 10 years, expiration September 1, 2019 with two (2) five (5) year renewal terms
- Completely renovated to suit tenant specs in 2009
- 11,418 net usable square feet of office space and 15,920 net usable square feet of storage space for a total net usable square feet of 27,338
- Annual Rent = \$239,646.48
Annual Expenses = \$36,537
NOI = \$203,109.48
- CAP RATE = 6.9%



Exclusively Represented By: **DEREK HECKMAN** | 301.991.1235 | derek@heckmancommercial.com