



**FOR SALE**

# 700 – 712 JACKSON STREET

**Key Features**

- 3,200 sf warehouse with reception, restroom, conference room, kitchenette in warehouse leased for \$3,000/month with 3% annual increases
- Entire building fully conditioned
- For lease at \$3000 month plus separately metered utilities.
- Available Immediately
- 6 luxury one bedroom townhomes
- Mahogany front doors, granite countertops, cedar closets, fireplace and laundry in each unit.
- Asking Price: \$1.7million

## FINANCIAL INFORMATION APARTMENTS

UNITS	2025 RENTS	2026
702	\$1400	\$1400
704	\$1350	\$1400
706	\$1375	\$1400
708	\$1200	\$1400
710	\$1400	\$1400
712	\$1400	\$1400
<b>TOTAL</b>	<b>\$8,125/month</b>	<b>\$8400/month</b>

### EXPENSES

Insurance	\$3,967
RE Tax	\$8,925
Utilities	\$3,630
<b>TOTAL</b>	<b>\$16,522</b>
 NOI	 \$136,800



### CONTACT:

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