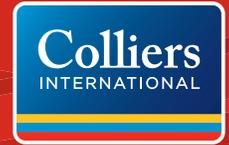


FOR SALE > OFFICE INVESTMENT OPPORTUNITY



# 1301 & 1305 E. Garrison Blvd.

1301 & 1305 E. GARRISON BLVD., GASTONIA, NC 28054



## 1301 & 1305 E. Garrison Blvd. >

Located on Garrison Boulevard in the primary district for business and medical offices in Gastonia, North Carolina. Office investment opportunity consisting of two building that are 100% leased. Asking price of \$199,900 with a CAP rate of 10%.

Street	Traffic Count
E. Garrison Blvd.	18,000 VPD

## Investment Summary >

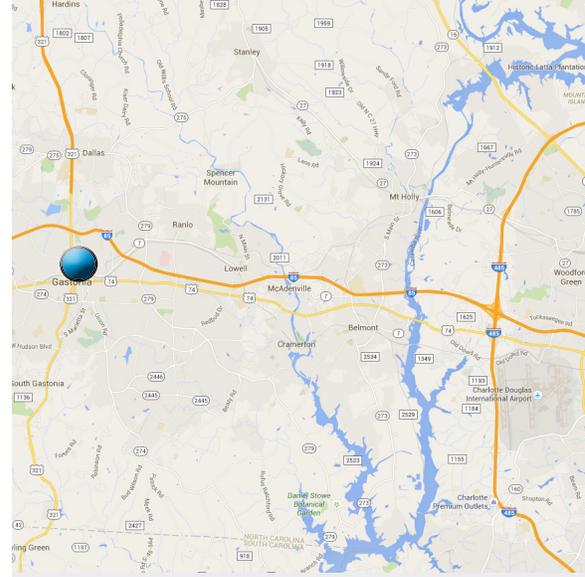
- > ±2,758 SF Located in Two Buildings
- > 0.36 Acres
- > 2 Tenants
- > 100% Leased
- > ±10 Parking Spaces
- > Asking Price \$199,900
- > Cap Rate: 10% (projected 12-mo. NOI)



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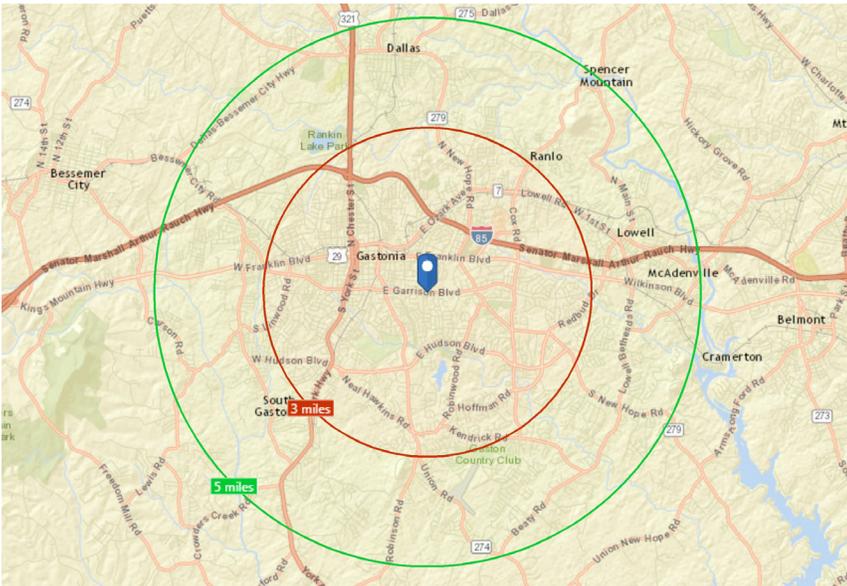
## Contact Us

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Demographics	3 Mile Radius	5 Mile Radius
2015 Population	55,759	101,602
Avg. HH Income	\$53,629	\$55,252
Employees	36,034	51,573

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The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant agent.

