

Investment For Sale

1054 W. Jefferson, Morton

ALL BUILDINGS FULLY LEASED



SALE PRICE REDUCED

SALE PRICE: ~~\$495,000~~ **\$399,000**

INCLUDES ALL 3 BUILDINGS

Total 2010 Real Estate Taxes \$7,900.56

BUILDING 1:

- 800 sq. ft. office
- Leased currently at \$750/month

BUILDING 2:

- 3,250 total sq. ft. of office/shop/warehouse space
- Office space consists of four (4) private offices, kitchen, restroom, storage area and mezzanine above offices for storage
- 1,830 sq. ft. of open area; heated; two (2) overhead doors
- 703 sq. ft. is heated with one (1) overhead door including a hoist, restroom and storage area
- Leased to American Cable & Telephone, LLC at \$5.65 psf NNN



BUILDING 3:

- 10-unit storage facility
- Fully leased
- Leased at \$200/unit with electric, but no heat or water
- 8,100 total square feet (150' x 54')

CONTACT:

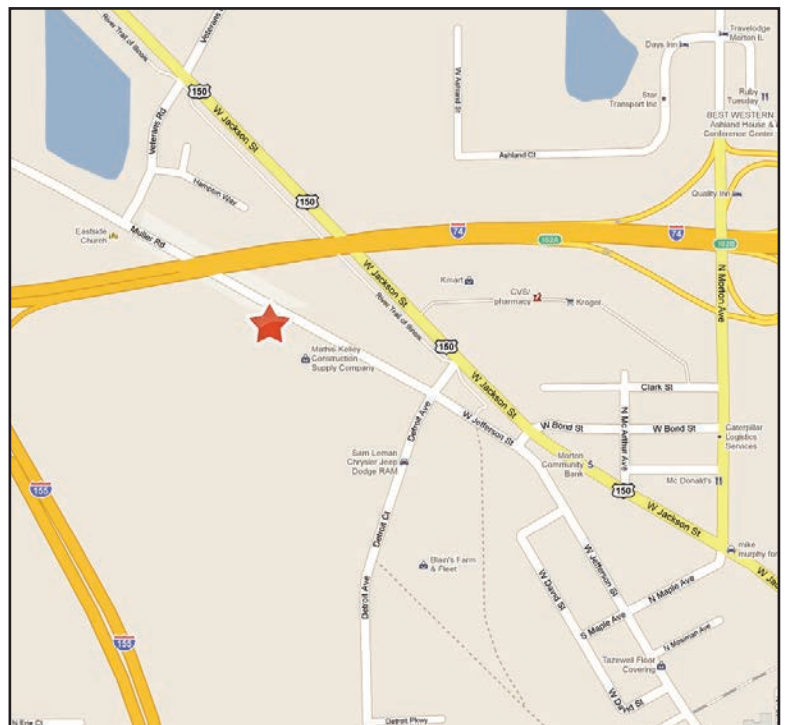
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