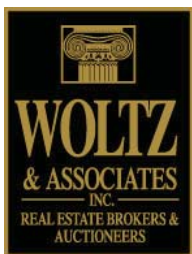


FOR SALE: 56,332± SQ. FT. LEASED INDUSTRIAL BUILDING

362 Mountain Ave., White Sulphur Springs, West Virginia 24986 (Greenbrier County, WV)

Located within minutes of the world famous Greenbrier Resort and Golf Club



This 56,332± sq. ft. building has 6,000± sq. ft. in offices and the remainder in warehouse. The entire building was renovated in 2006 with new roof, HVAC and offices. Approximately \$94,000 was spent in 2016 and 2017 for Caterpillar standby generator, HVAC system for server room, passcard secure interior doors, automated gate and security camera system. The annual net income is ± \$170,000 per year. The tenant's CLEAN use of property is storage and managing medical records. Lease expires November 30, 2021.

Prime investment property with a 11.33% rate of return per year on investment.

Offered At: \$1,500,000

For more information, contact

Boyd Temple, REALTOR

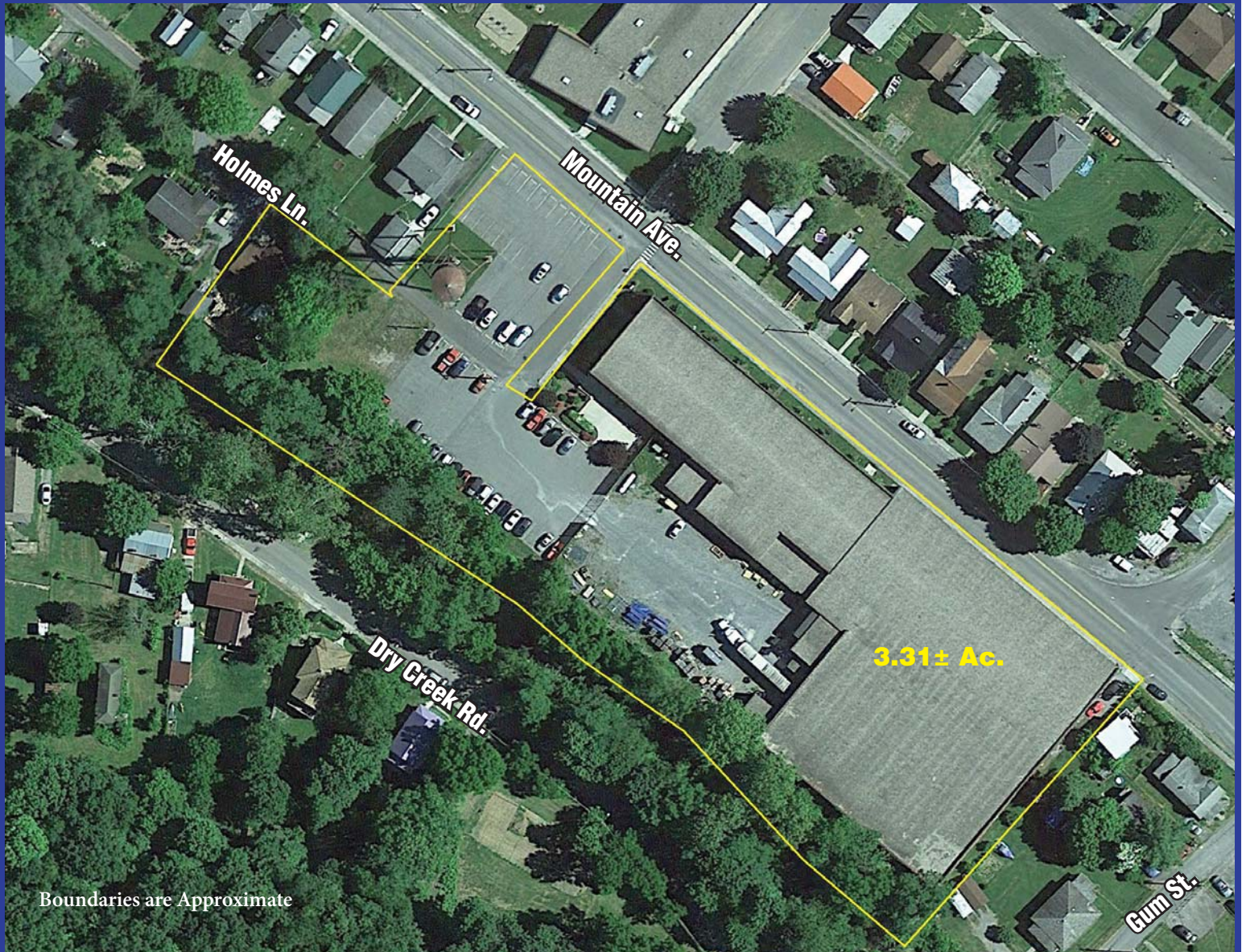
540-797-3646 (mobile)

800-551-3588 • woltz.com

Information deemed reliable but not guaranteed

FOR SALE: 56,332± SQ. FT. LEASED INDUSTRIAL BUILDING

362 Mountain Ave., White Sulphur Springs, West Virginia 24986 (Greenbrier County, WV)



Boundaries are Approximate

Total Acreage: 3.31± Acres
Road Frontage: 540 ft.
Gross Lot Sq. Ft.: 144,184
Onsite Parking: Yes (80± Spaces)

Gross Building Sq. Ft.: 56,332
Office Sq. Ft.: 6,000
Warehouse Sq. Ft.: 50,332

Leased Investment Property:
Income: \$15,913.56 per month, \$190,962 per year gross income
Annual Expenses:
Real Estate Taxes \$6,650
General Liability Insurance: \$7,750
Flood Insurance: \$1,335 Note: The building has never flooded, including in the 2016 flood, which was a 1,000 year flood.
Maintenance / Repairs: \$5,227
Net Operating Income: \$170,000

Cap Rate 11.33%
Lease Expiration - November 30, 2021

Leasable Sq. Ft.: 56,332
Number of Stories: 1
Basement: No
Legal Description: Greenbrier Co., WV DB 503, pg 292

Tax ID: 17120047

Zoning: B3 (Business Industrial)

Construction: Brick
Ceiling Height: ±12 to 20 ft. (varied)
Roof System: Rubber membrane
Dry Fire Sprinkler System

Heating: Gas Heat
Cooling: Electric (Office and Server Room Areas)

Shown by appointment.