

FOR SALE - NNN INVESTMENT

2008 Quintard Avenue

Anniston, AL 36201



**SHANNON
WALTCHACK**

NNN INVESTMENT
JUST RENEWED
FOR 6 YEARS!



OFFERING SUMMARY

Sale Price:	\$457,000
NOI:	\$35,279
Cap Rate:	7.7%
Building Size:	4,897 SF
Land Size:	0.35 Acres
NOI:	\$35,279.00
Cap Rate:	7.72%

PROPERTY DETAILS

- Tenant recently renewed for 6 years
- Single tenant retail storefront available
- Excellent visibility with monument signage available
- Located on highly traveled Quintard Avenue, serving 41,942 vehicles daily
- Nearby businesses include Walmart, Walgreens, Kmart, Family Dollar, CVS and more

LEN SHANNON, SIOR, CCIM, CPM

205.222.1664

ls@shanwalt.com

**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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