

# INVESTMENT SALE - 8% CAP EDENTON VILLAGE OFFICE CONDO

## SUITE 1112 INVESTMENT SALE

Occupancy:	100% Occupied
Size:	4,200 SF
Price:	\$549,000
Cap Rate:	8%
HOA Dues:	\$1,154.16/Month
Income:	\$67,476.00
Expenses:	\$24,032.92
NOI:	\$43,443.08
Rent Growth:	3%
Tenants:	Neverthirst & Radical



## PROPERTY HIGHLIGHTS

- Ground Floor Office Condo For Lease and For Sale Located in the Edenton Village, a suburban office park centrally located in Hoover (Shelby County) AL
- 3% annual rent growth
- Built in 2007
- Located off of Hwy 280 on Cahaba Beach Road. Close to major interstates and highways yet enjoys private feel
- Minutes from Highway 280, Valleydale Road and Highway 119—Close to numerous places to eat and shop
- 88 parking spaces available



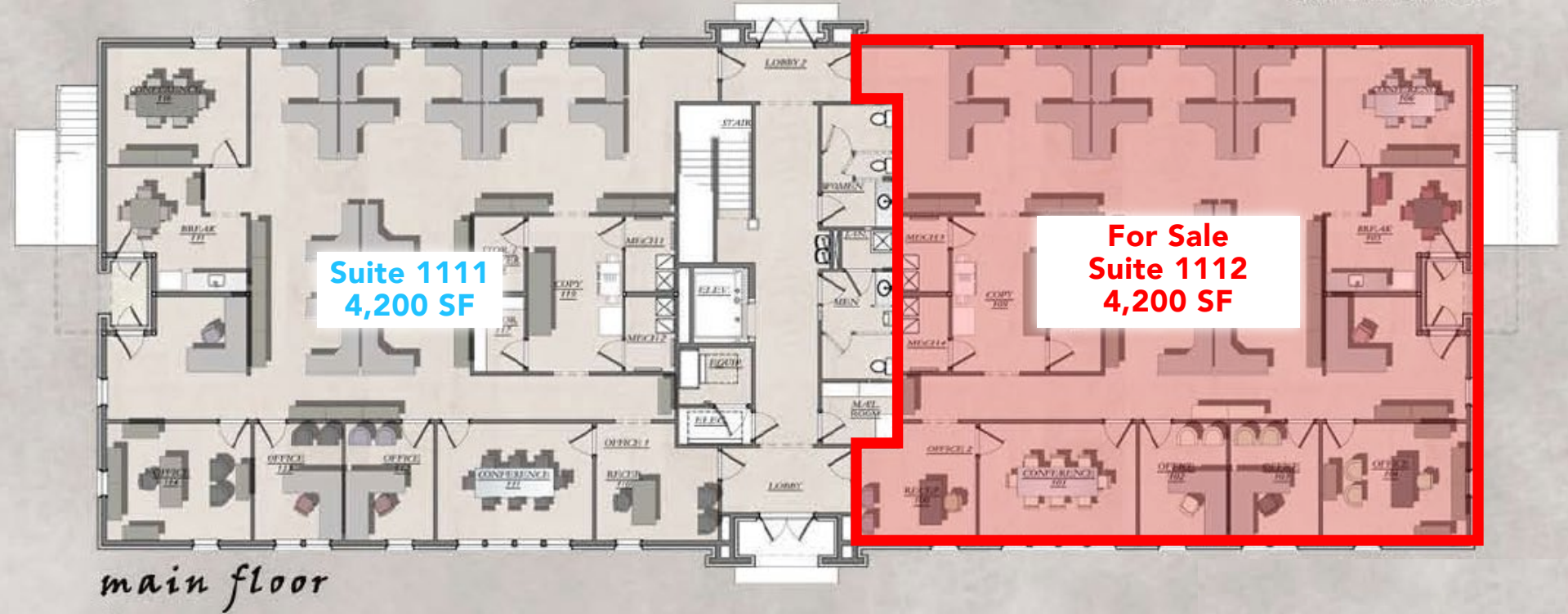
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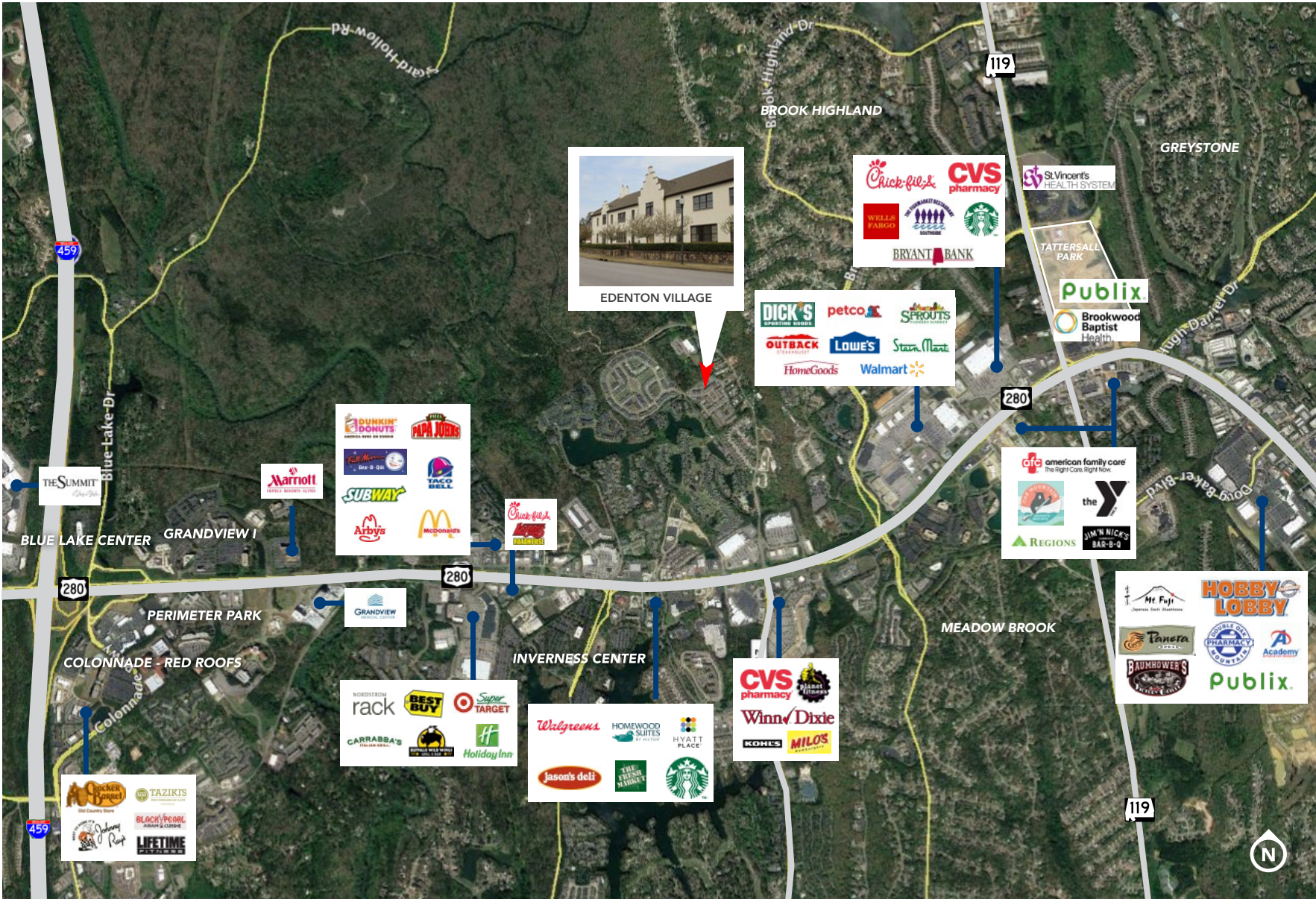
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# INVESTMENT SALE - 8% CAP RATE - EDENTON VILLAGE OFFICE CONDO







EDENTON VILLAGE