

# 3601 N MAY AVE.

**FOR SALE \$398,000**

## PROPERTY DETAILS

1 Building

4,132 Square Feet

.46 Acres

Year Built: 1956

Renovated: 2018

Signage Pylon Sign



### Property Highlights:

Multi-Tenant Retail/Office

Current Occupancy 50%

Actual Gross Rents \$20,400

PRO-FORMA

GROSS RENTS: \$49,584

EXPENSES:

TAXES: \$4,406

INSURANCE: \$4,093

UTILITIES: \$6,484

TOTAL EXPENSES: \$14,983

NOI: \$34,601

**CAP RATE 8.7%**



**DUSTIN ELLER | MANAGING DIRECTOR**

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