

# Office Investment Opportunity

Multi-Tenant Property under \$250K

CAP Over 9%

Gastonia, NC



## Two Buildings w/ Two Tenants 100% Leased

1301 E Garrison Blvd., Gastonia, NC 28054

### Investment Opportunity

- 2 Buildings on approximately .36 Acres
- 100% Leased
- 1301 Building- 720 SF w/ Medical Doctor as Tenant
- 1305 Building- 2,038 SF w/ Clinical Counseling Tenant
- Located on Primary Road (Garrison Boulevard) and in business & medical office area of Gastonia, NC
- **Traffic Counts:**
  - 18,000 VPD- E Garrison Boulevard
- **Demographics**

	3 Mile Ring	5 Mile Ring
2015 Population	55,759	101,602
Avg. HH Inc.	\$53,629	\$55,252
Employees	36,034	51,573



**\$220,000 (9.2% CAP)**

- \$20,320 (NOI)
- 2,758 SF in Buildings
- 2 Tenant Bldgs.
- 100% Leased
- .36 Acres
- 10+ Parking Spaces (1 HC)



For more information, contact Steve Rich, CCIM at [steve@enrichcommercial.com](mailto:steve@enrichcommercial.com)

1600 Camden Rd. 704-887-4778 Direct  
Charlotte, North Carolina 704-351-4983 Mobile  
28203

[www.enrichcommercial.com](http://www.enrichcommercial.com)

