Investment Opportunity

Multi-Tenant Property under \$265K

9% (Asking Cap Rate)

Gastonia, NC

100% Leased Property in Downtown Gastonia

322 W Main Ave., Gastonia, NC 28052

Investment Opportunity

- 1 Brick Building with 4,230 SF
- 100% Leased
- Major Renovation in 2006 (New Roof, New HVAC Units and Subdivision of Building into 3 Rental Units)
- Large Free Public Parking Lot Behind Property
- Located in Central Business District

• Traffic Counts:

- o 8,800 VPD- S Chester St
- o 8,200 VPD- S York St
- o 1,900 VPD- W Main St

• Demographics

	3 Mile Ring	5 Mile Ring
2015 Population	50,049	93,442
Avg. HH Inc.	\$45,912	\$53,098
Employees	36,179	51,084



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\$263,500 (9% CAP)

- \$23,750 -Projected 12-Mo. NOI
- 4,230 SF in Buildings
- 3 Suites (2 Tenants)
- 100% Leased
- .09 Acres
- Abundance of Public Parking
- \$62.29/SF (Asking Price)



This information has been obtained from sources deemed reliable. While EnRich Commercial does not doubt its accuracy, EnRich Commercial cannot verify it and thus makes no guarantee, warranty or representation of it. It is the buyer's responsibility to independently confirm its accuracy and completeness.