

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:**
 - 8,800 VPD- S Chester St
 - 8,200 VPD- S York St
 - 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



\$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)**



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