

FOR SALE

SINGLE TENANT NN INVESTMENT OPPORTUNITY

Price: \$2,500,000

Cap Rate: 6.5%

Lease Term: 7.5 Years+-

Building: 10,957 square feet

Lot: 1.03 acres



INVESTMENT HIGHLIGHTS

- ♦ Corporate guaranteed lease – 100% leased to the Caliber Bodyworks of New York, LLC fully guaranteed by parent company CH Hold Corp. with approximately 1,100 stores nationally.
- ♦ Annual rental increases throughout base lease term and option periods.
- ♦ Prime real estate in Clifton Park's retail core with regional retailers including Target, Wal-Mart, Price Chopper Market 32, Hannaford, TJX Companies, Home Depot, Lowe's and Trader Joe's (under construction).
- ♦ Excellent visibility and frontage on I-87 (113,309 VPD). Easy accessibility off I-87 Exit 9.
- ♦ Strong demographics in 5 mile trade area.
- ♦ Essential business, e-commerce proof, recession resistant.
- ♦ Building built for and continuously operated as a collision repair center.
- ♦ May be purchased individually or as part of larger package.

CALIBER
COLLISION

390 CLIFTON PARK CENTER ROAD

CLIFTON PARK, NEW YORK



518-952-7500

Alex Kutikov

info@redmarkrealty.com



Contact:



Alex Kutikov

518-952-7500

info@redmarkrealty.com

7 Southside Drive, Ste. 200

Clifton Park, NY 12065

www.redmarkrealty.com

Demographics Snapshot	1 Mile	3 Miles	5 Miles
Estimated Population	5,772	36,597	63,579
Average Household Income	\$91,753	\$119,702	\$121,599

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