

FOR SALE

SINGLE TENANT NN INVESTMENT OPPORTUNITY

Price: \$4,664,000

Cap Rate: 6.5%

Lease Term: 7.5 Years

Gross Leasable Area: 24,430+/- square feet

Lot: 2.56 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.
- ♦ Ancillary Tenant, Enterprise Rent-A-Car accounts for a minor portion of Net Operating Income.
- ♦ Prime real estate on Ulster Avenue, Kingston's primary retail corridor. Major regional hub of the trade area.
- ♦ Excellent visibility and frontage on Ulster Avenue (23,043 VPD). Easy accessibility off I-209 interchange.
- ♦ 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

1051 ULSTER AVENUE

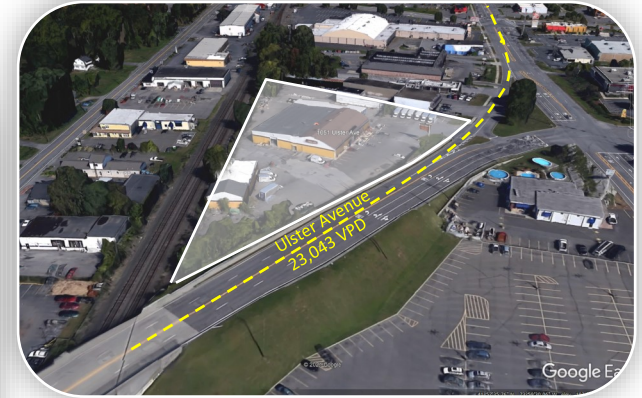
KINGSTON, NEW YORK



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Demographics Snapshot	1 Mile	3 Miles	5 Miles
Estimated Population	2,791	28,616	46,013
Average Household Income	\$64,009	\$70,274	\$80,731

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