FOR SALE

SINGLE TENANT NN INVESTMENT OPPORTUNITY

Price: \$1,780,000

Cap Rate: 6.5%

Lease Term: Approximately 7.5 Years

Building: 7,712 square feet

Lot: .68 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.
- Strategically located to service the suburban Queensbury and inner city Glens Falls markets. Surrounding regional retailers including Super Wal-Mart, Target, Price Chopper, Hannaford, TJX Companies, Home Depot and Lowe's.
- Excellent visibility and frontage on Quaker Road (16,407 VPD).
- Strong demographics in 5 mile trade area.
- Essential business, e-commerce proof, recession resistant.
- Continuously operated as a collision repair center.
- May be purchased individually or as part of larger package.



619 QUAKER ROAD

QUEENSBURY, NEW YORK

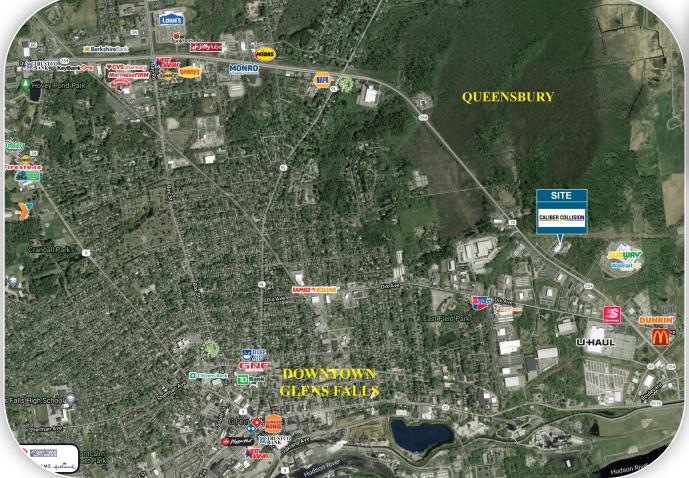


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MARKET OVERVIEW





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