

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.

CALIBER
COLLISION

619 QUAKER ROAD

QUEENSBURY, NEW YORK



518-952-7500

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Demographics Snapshot	1 Mile	3 Miles	5 Miles
Estimated Population	2,666	36,236	62,589
Average Household Income	\$64,712	\$71,770	\$78,665

Contact:



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