

FOR SALE

SINGLE TENANT NN INVESTMENT OPPORTUNITY

Price: \$2,857,523

Cap Rate: 6.0%

Lease Term: 7 Years+-

Gross Leasable Area: 12,800 square feet

Lot: 1.01 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 on State Street, Schenectady's primary retail corridor with surrounding regional retailers including Target, Price Chopper Market 32, Hannaford, Price Rite, Aldi, Lowe's, Home Depot, Ulta and TJX Companies).
- ◆ Excellent visibility and frontage on State Street (16,496 VPD).
- ◆ 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

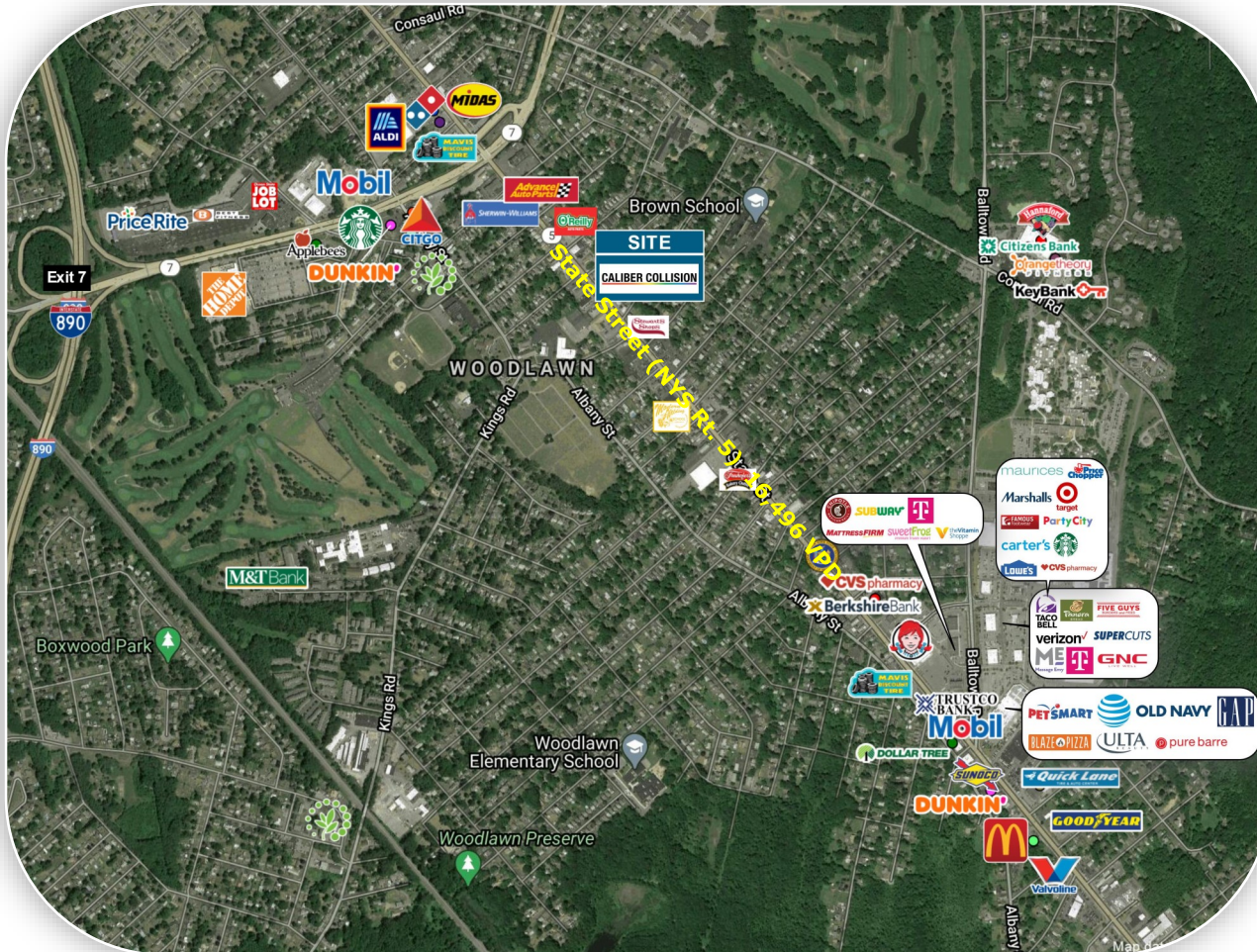
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Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	10,231	89,551	150,049
Average Household Income	\$68,970	\$75,655	\$80,638

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