

FOR SALE

SINGLE TENANT NN INVESTMENT OPPORTUNITY

Price: \$3,169,218

Cap Rate: 6.5%

Lease Term: 7.5 Years+-

Gross Leasable Area: 4 Buildings

Totaling Approximately 14,500 square feet

Lot: 1.04 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.
- ♦ Rare assemblage of real estate in the City of Troy footsteps from Hoosick Street, Hudson River Commons, Starbucks, Save-A-Lot, Big Lots, Sonic, McDonalds, Stewarts and WellNow Urgent Care (under construction) to name a few.
- ♦ Excellent visibility and frontage on Oakwood Avenue (11,434 VPD) just off Hoosick Street (40,858 VPD), Troy's primary Retail Corridor. Easy accessibility off Route 7/ I-787 Interchange (less than 1/4 mile).
- ♦ 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

7 OAKWOOD AVENUE

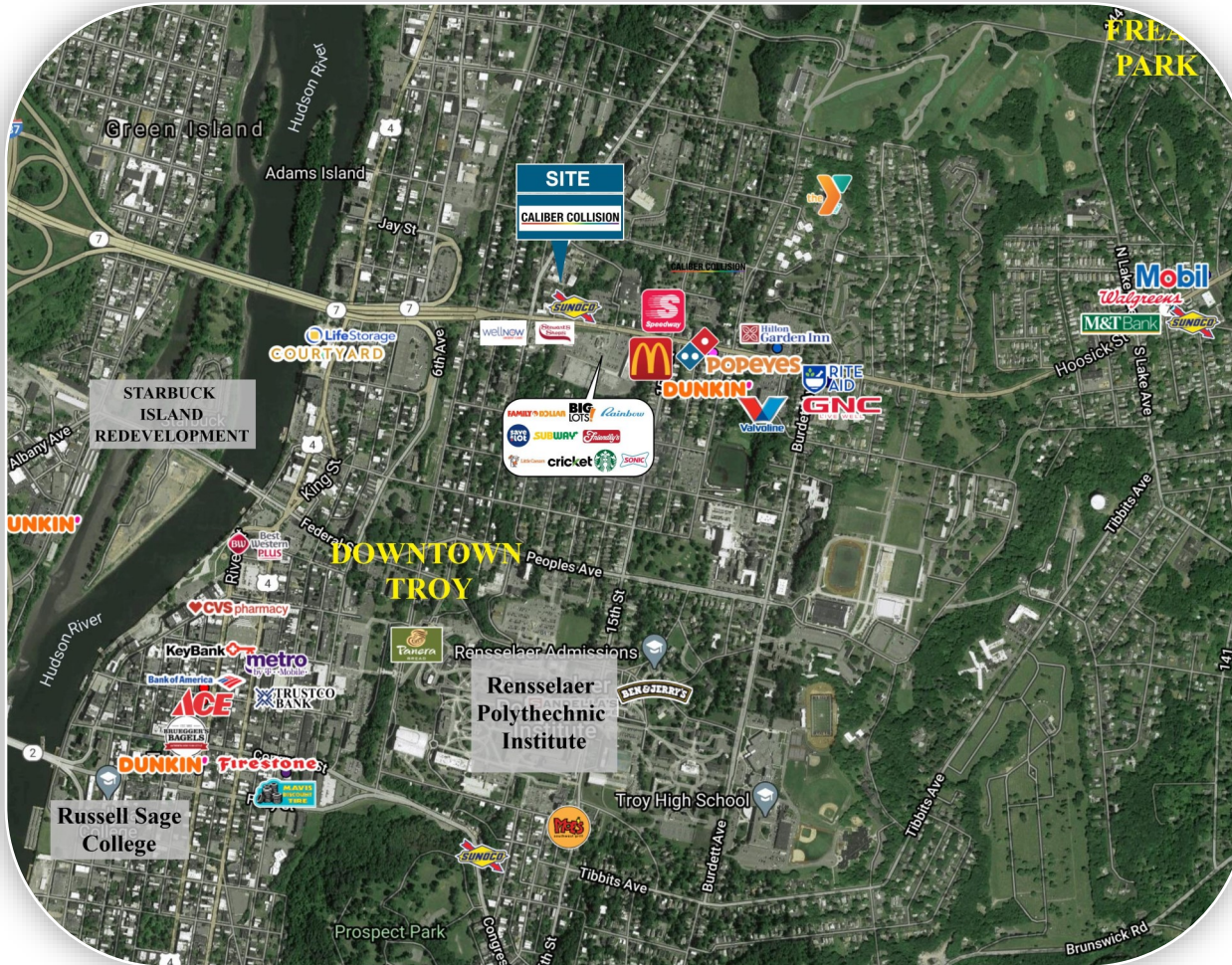
TROY, NEW YORK



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Demographics Snapshot	1 Mile	3 Miles	5 Miles
Estimated Population	18,846	82,664	138,701
Average Household Income	\$53,587	\$68,640	\$81,412

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