



POTENTIAL 11% CAP - SELLER CAN LEASE BACK

SELLER FINANCE POSSIBLE

801 6th St N , Texas City TX 77590

MLS: 17974796 PRICE: \$600,000.00

PROPERTY DESCRIPTION:

MUST SEE TO APPRECIATE! SOLID INVESTMENT PROPERTY WITH LOW EXPENSES. SELLER WILLING TO LEASE BACK...OWNER FINANCE POSSIBLE, call for details... a Cap Rate of 9% is conservative and based on being tenant occupied at a lease rate of only \$1.00 per sq. ft. total (\$5,684 a mo.), no triple net...actual lease rate could be higher (considering the generous amount of off street parking), at around \$1.20 - \$1.25 per sq. ft. or add triple net which would put the Cap at 10 - 11%... Currently Owner Occupied.... Owner selling his entire 5,684 sq. ft. +/- first floor of condo type 3 story building for \$450,000 PLUS the large 11,000 sq. ft. +/- parking lot he owns directly across the side street for \$150,000. The properties to be sold are first floor of 801 6th St. N and Parking Lot at 721 6th St N and 713 6th St N. The owner is selling these properties together as a package, not separately. Price for package \$600,000...This opportunity is suitable for an Owner User needing a lot of interior space (Office or Retail) and a bonus of 1,500 sq. ft. +/- warehouse/storage space plus an abundance of designated parking for employees or customers...OR an investor to turn the interior into a Single or Multi- Retail (Mini Mall) or Single or Multi Tenant Office Use...There are additionally two designated parking spaces in the Gated and Fenced Building Common Parking Lot and Curb Parking on Front and Side Street for up to 11 vehicles. Total Parking should accommodate up to 30-35 vehicles. Click ["FIND MORE"](#)™ Link below for more info.

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