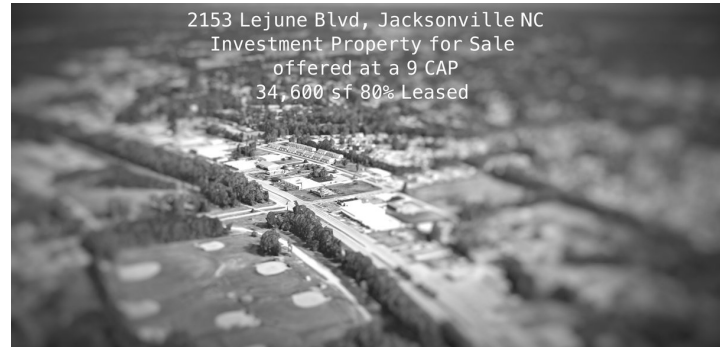


Retail Anchored Multi Tenant Investment Property

2153 Lejeune Blvd, Jacksonville, NC 28546



Listing ID: 30677584
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Free-Standing Building, Mixed Use
Size: 34,600 SF
Sale Price: \$2,374,094
Unit Price: \$68.62 PSF
Sale Terms: Cash to Seller



Overview/Comments

This 34,600 sf building located along Lejeune Blvd / Highway 24 is a three unit building, one of which are leased at present. (Call for more information on leases, financials and maintenance history.) With the major tenant being a furniture retailer, and two vacancies this investment opportunity provides upside immediately.

Located in-between two of Camp Lejunes Entrances (From the corner of Western Blvd and 24 as well as Corbin Street and 24) this opportunity sits one lot from the intersection of Corbin Street and Highway 24. Highway 24 is a major road that heads to Moorhead City/Carteret County.

The rear of the property is accessible from Liberty Street and has a shared parking field for employees of the current tenants. The 7,000 sf is listed for lease at \$7.00 gross which would add a net of \$28,000.00 after NNN reimbursement as upside.

Our current offering DOES NOT ACCOUNT FOR POTENTIAL INCOME meaning that we are based on Actual NOI, therefore once leased this investment CAP will rise accordingly.

Landlord and Tenants are working to secure some extra term to provide a new owner with long term leases in place.

For further information on the property please contact us.

More Information Online

<http://www.nccommercialmls.com/listing/30677584>



QR Code

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General Information

Taxing Authority:	Onslow County / Jacksonville	Building/Unit Size (RSF):	34,600 SF
Tax ID/APN:	439613144851	Usable Size (USF):	34,600 SF
Retail-Commercial Type:	Free-Standing Building, Mixed Use, Street Retail, Vehicle Related	Land Area:	2.22 Acres
Zoning:	B-2	Sale Terms:	Cash to Seller
Property Use Type:	Net Leased Investment (NNN), Investment	Cap Rate:	9.0%
Gross Building Area:	34,600 SF	Average Occupancy Rate:	80

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation	Highway Access:	Direct Right in Right out Traffic flow on Highway 24.
Property Located Between:	Western Blvd and Corbin Streets. Property is on Highway 24.	Site Description:	34,600 sf building on 2.2 acres property is improved.
Property Visibility:	Excellent	Area Description:	Jacksonville NC, Camp Lejeune Out Side the Gate Submarket.
Largest Nearby Street:	Highway 24		
Feet of Frontage:	199		

Building Related

Tenancy:	Multiple Tenants	Number of Stories:	1
Total Number of Buildings:	1	Typical SF / Floor:	34,600 SF

Property Condition:	Good	Parking Type:	Surface
Year Built:	2006	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0

Parking Description Open Parking area in rear accessed from liberty street to serve rear unit and existing tenants employees. Front Parking area has 20 +/- spots for retail cliental.

Land Related

Zoning Description:	B-2	Water Service:	Municipal
Lot Frontage:	199	Sewer Type:	Municipal

Location

Address: 2153 Lejeune Blvd, Jacksonville, NC 28546
County: Onslow
MSA: Jacksonville



Property Contacts



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