

## **FOR SALE: COMMERCIAL INCOME PROPERTIES**

### **TENANTED PRE-OWNED AUTO SALES LOT & TWO FAMILY HOUSE (TWO - 3 BD / 1 BTH)**

**2234 CRANBERRY HIGHWAY, WAREHAM, MASSACHUSETTS**

#### ***Zoned: Commercial Strip***

Excellent opportunity for an investor. Two structures on 0.9 acres. Located on heavily traveled road in growing West Wareham. Easy access to Rt 495, Rt 195 and Rt 58.

*Who do you know looking for this commercial real estate opportunity?*

#### **OPERATION DATA**

##### **INCOME**

	<b>Monthly</b>	<b>Annually</b>
Auto Sales Lot	\$1,200	\$14,400
Duplex	\$2,770	\$33,240
Garage	<u>\$200</u>	<u>\$ 2,400</u>
Gross Commercial Income	\$4,170	\$50,040

##### **EXPENSES (paid by owner)**

	<b>Monthly</b>	<b>Annually</b>
Insurance	\$67	\$800
Taxes ( Res+Auto Sales)	\$242	\$2,910
Water	\$42	\$500
Rubbish	\$25	\$300
Snow Plow	\$25	\$300
Replmnt Reserve (2% EGI)	<u>\$67</u>	<u>\$800</u>
Total Operating Expenses	\$468	\$5,610

**Net Operating Income      \$3,660                  \$44,516**

#### **LEASE ABSRTACT**

<b>Tenant</b>	<b>Lease</b>	<b>Increases</b>	<b>Owner Provides</b>
Auto Sale Lot	5 YR	See lease	Water
Apt. #1	1 YR	Review	Water
Apt. #2	1 YR	Review	Water

DESCRIPTION: Completely renovated, low maintenance 1,145 SF Office Building. Currently in first year of a five year lease. Vinyl siding, asphalt shingle roof, forced hot air gas system. Rent is \$1,200/ month YR1 with annual increases ending at \$2,520 / mth in YR5. Property ultimately has many possible commercial uses



DESCRIPTION: Duplex is completely renovated, 2 - 3 bed / 1 bath units, new separate electric service, recent exterior paint, 10K gal septic. New separate utility room, gas forced hot air heating. Units rent for \$1,385 each. Tenants pay own heat & electric. Two bay garage rents for \$200 per month.



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