



Investment Opportunity

Ives Dairy Commerce Center

Location



Investment Highlights

Price: \$1,450,000

Seller will: Leaseback at \$15.89 NNN or \$141,600

Annually

ADDvantage Technologies Group will extend lease for 1 year

Total Sq. Ft: 8,910 Sq. Ft

Zoning: IU-2 - INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING

Operating Expenses

2017 Property Tax	
20217	\$3,248.96
20221	\$3,342.74
20225	\$3,342.74
20237	\$3,342.74
20241	\$3,342.74

Monthly Association Fee	
20217	\$445.52
20221	\$405.15
20225	\$405.15
20237	\$405.15
20241	\$405.15
Total Monthly Rent	\$2,066.08

Investment Opportunity

20217 Northeast 16th Place

Folio: 30-1232-026-0300
-1,745 SF



20225 Northeast 16th Place

Folio: 30-1232-026-0320
-2,015 SF



20221 Northeast 16th Place

Folio: 30-1232-026-0310
-2,040 SF



20237-20241 Northeast 16th Place

Folio: 30-1232-026-0350
30-1232-026-0360
-3,110 SF



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