

INVESTMENT REAL ESTATE
FOR SALE

Long Term Lease with

Northwest Bank

6525 TRANSIT ROAD | CLARENCE, NY

PRICE: \$1,640,000
CAP: 6.00%

IDEAL FOR 1031 TDX BUYERS



Investment Highlights



ASKING PRICE
\$1,640,000



TOTAL BUILDING AREA
4,288 SF



CURRENT CAP RATE
6.00%



CURRENT NOI
\$98,624



NOI INCREASES ON 9/1/29
\$111,488



LEASE TERM REMAINING
9.5 Years
WITH THREE (3), FIVE-YEAR RENEWAL OPTIONS

Long Term Absolute Net Lease with Minimal Management Responsibilities.
Tenant handles all daily management with landlord only responsible for roof /structure.

LOCATED ON OVERSIZED 1.16 ACRE LOT
FULLY RENOVATED IN 2019 (including new roof)



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