

Property Details

CONTROL: Owner VALUE: \$222,000
LOAN: \$0
EQUITY: \$222,000

TITLE: 3 Years Pre-Paid Commercial office lease Ashland KY
TYPE: Office Building

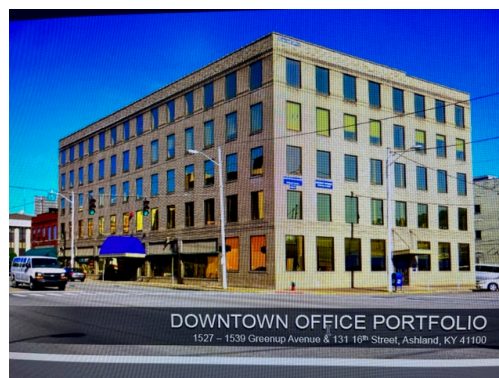
HAVE: Three years prepaid lease on 5,480 SF office space in a 58,233 five story office buildings on the fourth floor. Occupancy is currently at 84%. Rent rate at \$13.50/SF and other spaces rent as high as 14.97/SF. A five year lease is possible.

WEBSITE URL: <https://www.google.com/maps/place/131+16th+St,+Ashland,+KY+41101/@38.4794438,-82.638916,3a,75y,352.95h,85.14t/data=!3m6!1e1!3m4!1s2cWQPpPTroQsaQBBDgOvXA!2e0!7i16384!8i8192!4m6!3m5!1s0x88467423459d668b:0x2f1d6540fdbde36c!8m2!3d38.4802926!4d-82.6386703!10e5>

ADDRESS: 131 16th St & 1527-1539 Greenup Ave, Ashland, Kentucky

BENEFITS TO NEW OWNER: Generate Cash Flow by using or subleasing space

GROSS SCHEDULED INCOME: \$73,980 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$73,980
DEBT SERVICE: \$0
CASH FLOW: \$73,980
CAP RATE: 33.32%



BENEFITS SOUGHT: Activate equity in lease

MOTIVATION: 8

CAN ADD: Cash-Notes-Real Estate

REMARKS: Attractive 5 story office building in Downtown Ashland. State of Kentucky and internal revenue service occupy over 40,000 SF in the building.

OWNER: Owner/Broker

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