



WALGREENS WITH ABSOLUTE NET LEASE FOR SALE

25 Bill's Blvd.
Martinsville, IN 46151

OFFER SUMMARY

Price	\$2,700,000
Cap Rate	11.43%
Lease Type	Absolute Net
Sales Price/ SF	\$185.88
Annual NOI	\$308,750
Annual Taxes	\$47,606.90



CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER
F.C. TUCKER/BLOOMINGTON, REALTORS®
COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING
487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401
DIRECT: (812) 340-3083 - CHRIS@COCKERHAM.US
WWW.COCKERHAMCOMMERCIAL.COM
Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU1200060





Property Overview

F. C. Tucker, Cockerham Commercial is pleased to exclusively offer For Sale the 14,525 SF Walgreens located at 1900 S Ohio Street in Martinsville, IN. The property is being offered at a 11.43% CAP rate and is in an Opportunity Zone. Property is located directly off HWY I-69. 20 minutes north to Indianapolis and 20 minutes south to Bloomington.

BUILDING INFORMATION

Street Address	25 Bill's Blvd.(Formerly 1900 S Ohio St.)
City, State, Zip	Martinsville, IN 46151
County	Morgan
Building Size	14,525 SF
Lot Size	2.13 Acres
Year Built	2003

Additional Online information:
Cockerhamcommercial.com
ICREX.com
Loopnet.com
Crexi.com

CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER
 F.C. TUCKER/BLOOMINGTON, REALTORS®
 COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING
 487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401
 DIRECT: (812) 340-3083 - CHRIS@COCKERHAM.US WWW.COCKERHAMCOMMERCIAL.COM
 Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU12000060



WWW.COCKERHAMCOMMERCIAL.COM
 (812) 340-3083

