

INVESTMENT OPPORTUNITY

USPS South Point, OH



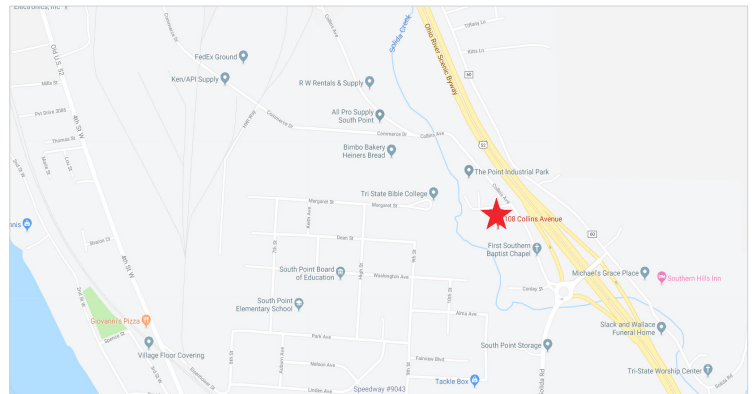
LOCATION

108 Collins Avenue
South Point, OH 45680
Parcel ID: 16-082-0200.002
Lawrence County
8,880 SF

Built in 1997, the USPS has operated a post office in this location continuously since it was built. Facility includes a 2.71 acre lot and is located in a prime location in the South Point Ohio business district.

FEATURES:

- Brick and wood joist construction
- Forced air heating and cooling
- Roof replacement Fall 2019
- Parking lot updated Fall 2019
- New HVAC 2019



SCHEDULED RENT:

- Present - January 8, 2023 **\$78,038/year**
- Option 1: January 9, 2023-January 8, 2028 **\$87,812/year**
- Option 2: January 9, 2028-January 8, 2033 **\$96,952/year**

LEASE STRUCTURE:

- Modified Gross
- Landlord maintains roof structure and driveways; and pays taxes and insurance
- Tenant responsible for utilities, janitorial/trash, all interior maintenance and replacements



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