

### Multi-Tenant Office Building For Sale

425 Summit Terrace Court , Bldg 4, Columbia, SC 29229



### **FOR SALE**

- Fully leased, multi-tenant Office Building
- 4,458 SF on 0.10 AC
- Richland County TMS: 23000-03-30
- Built in 2008 with modern updates
- Excellent investment opportunity or owner/user potential to occupy the seller-occupied portion of the building

Financial Snapshot: Contact Agent for additional details

Annual Rental Income: \$72,600

**Expenses:** 

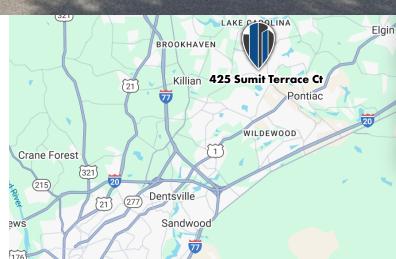
Taxes: \$11,767 Insurance: \$3,000 Utilities: \$3,600 HOA Fee: \$6,420

Misc. Maintenance/Repairs: \$2,500

Annual Expenses: \$27,287

NOI: \$45,313

Sales Price: \$665,000 (6.8% CAP)



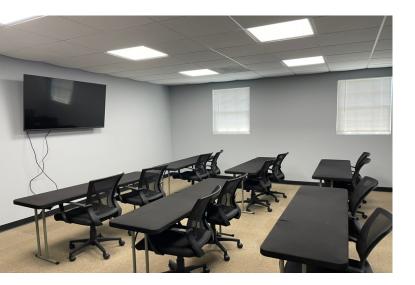
#### **DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	9,526	60,929	111,104
TOTAL HOUSEHOLDS:	3,568	23,094	42,410
AVERAGE HH INCOME:	\$90.862	\$91.868	\$90.542



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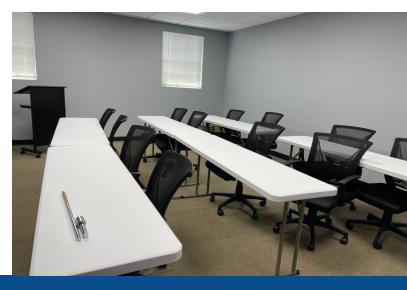












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