

FOR SALE**\$180,000.00****207 E National Hwy., Washington, IN 47501****RESTAURANT BUILDING W/ TENANT IN PLACE****Property Information****BUILDING SF**

1,880 SF

ZONING

R5 – Multi-Family Residence

PRICE

\$180,000.00

LOT SIZE

0.33 Acres

NOI

\$13,104.00

CAP RATE

7.28%

AREA

Subject property is located in the heart of Washington IN located in Daviess County. Neighboring businesses include Wendy's, Family Dollar, CVS, O'Reilly Auto Parts, and Subway to name a few. Washington is 30 miles east of Vincennes IN, 60 miles southwest of Bloomington, 65 miles northeast of Evansville, and 80 miles southeast of Terre Haute.

Property Description

Subject property was constructed in 1975 as a restaurant and has been occupied since. The current tenant (Hunan Garden) has been in the property since the 1980's and is currently Month to Month. The tenant is currently paying about \$18,500 per year gross.

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**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

FOR SALE**\$180,000.00****COLDWELL
BANKER
COMMERCIAL****DEVONSHIRE REALTY****Tenant Summary**

Tenant Trade Name	Hunan Garden
Lease Guarantor	Jackson Lee (Yuan Inc.)
Lease Type	Modified Gross
Landlord Responsibilities	Structure/Roof/Taxes/Insurance
Original Lease Date	3/1/2007
Lease Commencement Date	3/1/2007
Lease Expiration Date	2/28/2012
Term Remaining on Lease	Month to Month
Increases	None
Options	None

Demographics	1 Mile	5 Miles	10 Miles
Population	7,625	15,005	16,865
Avg. HH Income	\$48,897	\$57,016	\$58,372
Per Capita Income	\$20,030	\$22,651	\$23,017
Median Age	37.5	39.3	39.6

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**INVESTMENT****RETAIL**

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