

**FOR
SALE**



210 S. VAN BRUNT., ENGLEWOOD

PROPERTY

210 S. Van Brunt is a free standing industrial building. The building currently is occupied by a Graphic Design company with just over 4 years left on the lease.

LOCATION

The property is conveniently located between Columbus Ave and W. Linden. S. Van Brunt Street is one of the more heavily traveled streets in Englewood with over 11,000 vehicles daily.



Steven N. Muller
VICE PRESIDENT

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Sale Price.....**\$3,150,000 FIRM**
Ideal for **1031 Exchange**
Size **15,900 Square Ft.**
Property Type **Industrial**
Parking..... **On Site**
Taxes..... **\$39,621**

- Drive In
- 2,385 SF Office Space
- 14' Ceiling Height
- Sprinklered
- Opportunity Zone Location for additional tax benefits
- Available at a 6.1% CAP Rate
- 3% yearly increases on rent, taxes and insurance
- This building is highly suited for INVESTORS ONLY
- Current lease in place for 3 years, - renewal highly likely of 3 additional years

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