

COLLISION CENTER

18400 Murdock Circle , Port Charlotte, FL 33948



AN INDUSTRIAL INVESTMENT OPPORTUNITY

FOR MORE INFORMATION:

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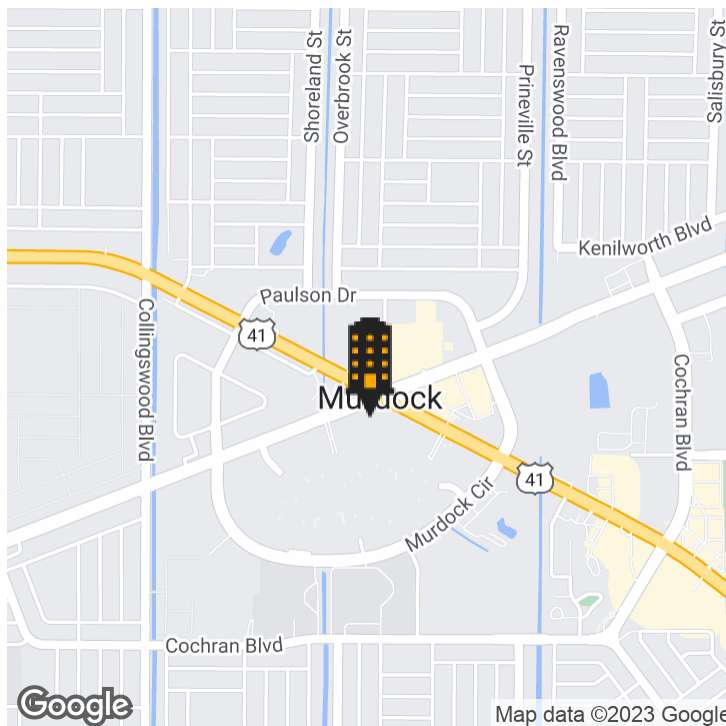
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OFFERING SUMMARY

Sale Price:	\$2,600,000
Cap Rate:	7.06%
NOI:	\$340,440
Available SF:	
Lot Size:	2.72 Acres
Year Built:	2008
Building Size:	8,440 SF
Zoning:	IG
Market:	SW FLORIDA
Submarket:	PORT CHARLOTTE
Price / SF:	\$308.06

PROPERTY OVERVIEW

Healthy business (20+ years in operation!) and real estate offered in Port Charlotte with 1138 sf of flex space and over 7300 sf of warehouse space. The acre of land parcel next to the property is included in the sale as well as the business. Plenty of room to expand as the business grows!

PROPERTY HIGHLIGHTS

- Income perspective: \$1,200,000 with \$84,720 NOI yields 7% Cap
- Extra Parcel (Total of 2 acres of contiguous land, excluding land where building resides) with HUGE MAIN HUB frontage:\$300,000
- Business Valuation: \$ 275,000 Net Profit (Total Owner Benefit much higher) with a 4 multiple: \$1,100,000

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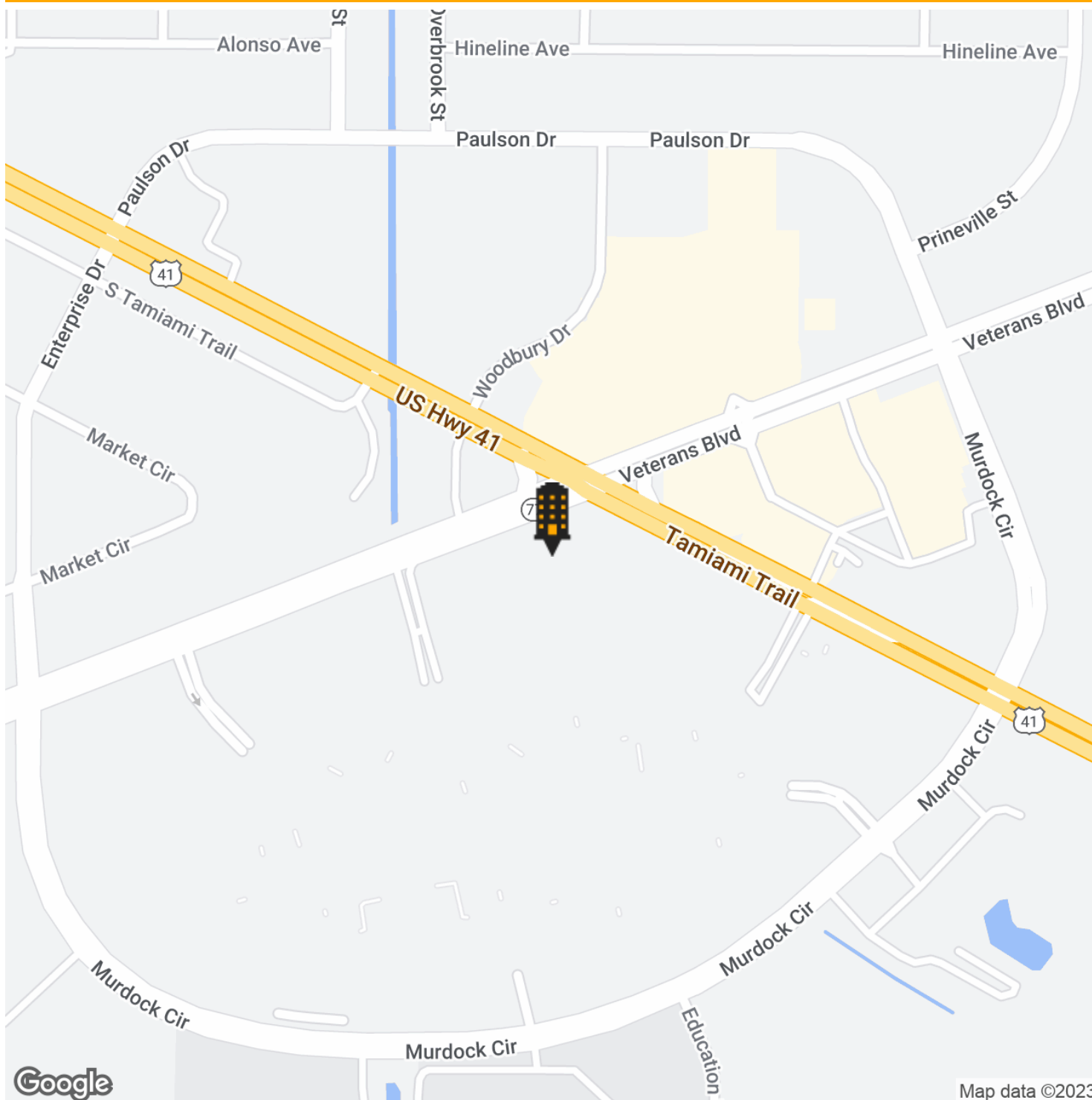
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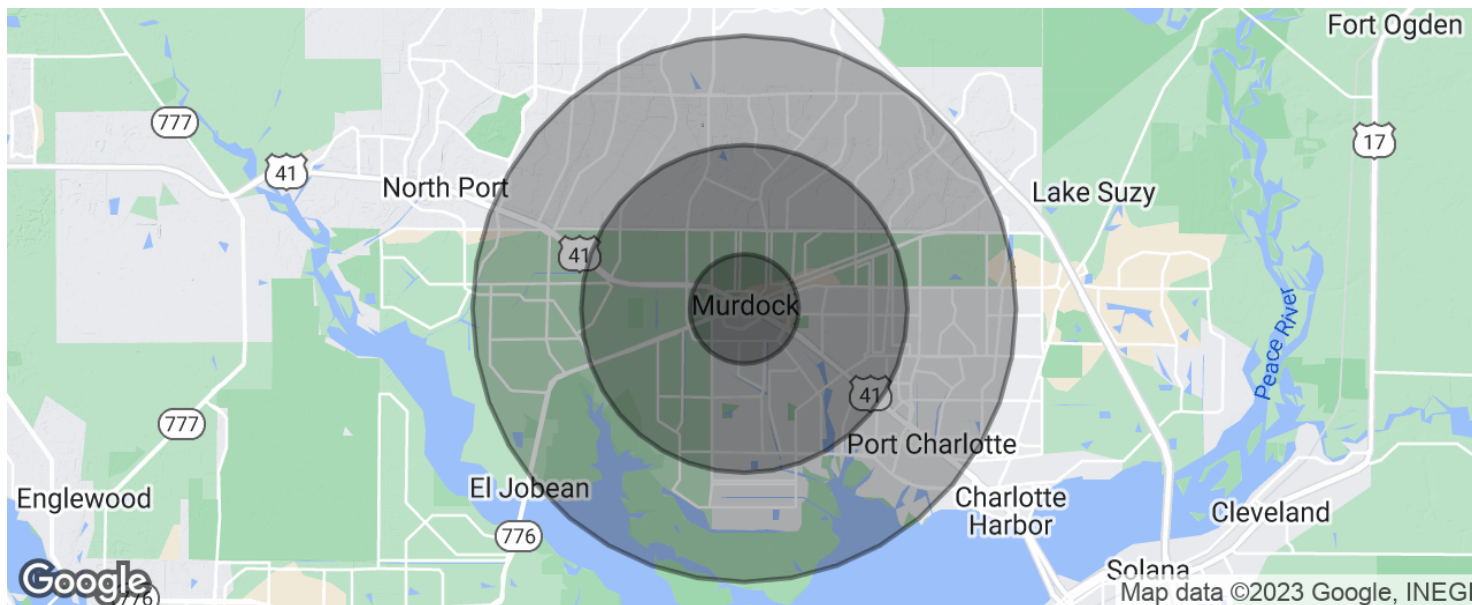
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,550	28,105	73,042
Median age	54.2	48.5	46.6
Median age (Male)	52.7	46.4	44.8
Median age (Female)	56.3	50.6	48.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,709	12,209	30,865
# of persons per HH	2.1	2.3	2.4
Average HH income	\$46,314	\$52,008	\$53,449
Average house value		\$195,703	\$198,508

* Demographic data derived from 2020 ACS - US Census

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