







## 3248 S WESTERN AVE, MARION, IN 46953

### HIGHLIGHTS

-  LOCATION
-  HIGHLY VISIBLE
-  EXPENSE REIMBURSEMENT
-  STABILITY (100% Occupied)



PRICE

**\$2,385,500**



CAP RATE

**7.00 %**

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### INVESTMENT SUMMARY

Strategically positioned between the two largest cities in the state of Indiana, Marion is located an hour North of Indianapolis and fifty minutes Southwest of Fort Wayne. The offered property is a 7,440 square foot, five-unit building, positioned on S Western Ave that sees 27,341 vehicles per day. The offered property is located on a Wal-Mart out parcel and is 100% leased. The property is occupied by five national retailers with recent lease extensions and ample term remaining. All five tenants reimburse the property owner for CAM, Taxes, and Insurance costs, removing the risk of cost fluctuations to the new buyer.



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