

SUSSEX GATEWAY RETAIL CENTER

(corner of Hwy 164 / Hwy K)

FOR SALE / FOR LEASE



LOT 1 CSM #10147 - PURCHASE OPTION DETAILS

DIVISION POSSIBILITIES AVAILABLE

<p>OPTION #1—Buildings (existing) and ALL of Lot 1 of CSM # 10147 / \$ 3,990,000</p> <p>OPTION #2— Buildings (existing) and part of Lot 1 of CSM # 10147 / \$ 3,350,000 (minus about 1 acre)</p> <p>OPTION # 3— Vacant Land piece, +/- 1 acre split from CSM 10147 \$ 650,000 (phase C future building site)</p> <p>All subject to governmental approvals for land splits.</p>	<p>Building A +/- 14,661 Sq. Ft. (9400 Sq. Ft. of divisible open space)</p> <p>Building B +/- 11,200 Sq. Ft. (6400 Sq. Ft. of divisible open space)</p> <p>LOT size +/- 3.8 acres Built in 2006</p> <p>PARKING Apprx. 175 spaces</p> <p>Utilities Municipal sewer & water</p> <p>Lease Rate \$16.00 / sq. ft. / \$18.00 on end units</p> <p>Lease Type NNN</p>
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VACANT LAND OPTIONS



Lot 2 of CSM 10147	Lot 3 of CSM 10147
\$ 600,000 for 1.98 acres	\$ 785,000 for 2.13 acres
Division Potential WEST Lot A—\$300,000 EAST Lot B— \$325,000	Division Potential WEST Lot C—\$400,000 EAST Lot D—\$435,000
TAX KEY # SUXV0278999070	TAX KEY # SUXV0278999071
All subject to governmental approvals for land splits.	All subject to governmental approvals for land splits.

CONTACT INFORMATION

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Call The Bill Minett Team

