

# 2714 HENSON RD

EXIT 225 IN MOUNT VERNON

NWMLS 1914966







## TURNKEY INVESTMENT OPPORTUNITY

- 2 5-year triple net leases in place
- I-502 businesses
- 5% rental increase per annum
- Current cap rate ~5.5%

Pick up a turnkey commercial property just off of I-5 Exit 225 (Anderson Rd) in Mount Vernon! Occupied by two established I-502 businesses, with two triple net 5-year commercial leases both within their first year. Current rents \$13,450/mo (\$161,400/year) with 5% annual rent increases built in, plus option for additional 3-year term. Current cap rate ~5.5%.

LEASES AVAILABLE FOR REVIEW WITH SIGNED NDA.



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**THE MULJAT GROUP**