

INVESTMENT FOR SALE PROPERTY



220 NEW FIDELITY COURT

Garner, NC 27529



220 NEW FIDELITY COURT

Garner, NC 27529

ABOUT

220 New Fidelity Court is an attractive single-story brick building in a prime location in Garner. This unit is located right off of Highway 70 and is only 10 minutes (5 Miles) from Downtown Raleigh. The unit has new carpet tile and LED lighting.



WES JOHNSON
WJohnson@CapitalAssociates.com
919.422.4853
capitalassociates.com

220 NEW FIDELITY COURT

Garner, NC 27529

PROPERTY TYPE	Office Condo
BUILDING SIZE	2,464 SF
PRICE	\$545,000
YEAR BUILT	2008 - Unit Upfit in 2009
NOI	\$31,500.00
TAX VALUE	\$546,353.00
COUNTY	Wake
LOCATION	Garner, NC
STORIES	1
PARKING	8 Spaces
COA	\$282/month
COA DUES INCLUDE	Water, Trash, Insurance on the Building and Landscaping
TENANT	Credit, Recession-Proof Tenant with 2.5+ years Remaining on Lease



WES JOHNSON
WJohnson@CapitalAssociates.com
919.422.4853
CapitalAssociates.com

220 NEW FIDELITY COURT



EXTERIOR SIGNAGE AVAILABLE



220 NEW FIDELITY COURT

POINTS OF INTEREST

DINING

- Chick-Fil-A
- Tacco Bell
- Food Lion
- Outback Steakhouse

CONVENIENCE

- Food Lion
- Home Depot
- UPS
- Target

BANKING

- Wells Fargo
- First Citizens Bank
- BB&T

220 NEW FIDELITY

Garner, NC 27529

SUITE 220

2,464 RSF



CAPITAL ASSOCIATES.

WES JOHNSON

WJohnson@CapitalAssociates.com

919.422.4583

CapitalAssociates.com

