



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.



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**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

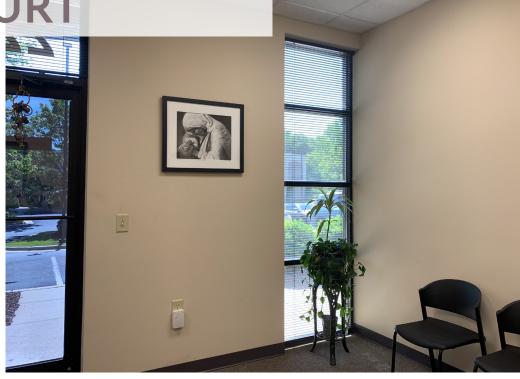




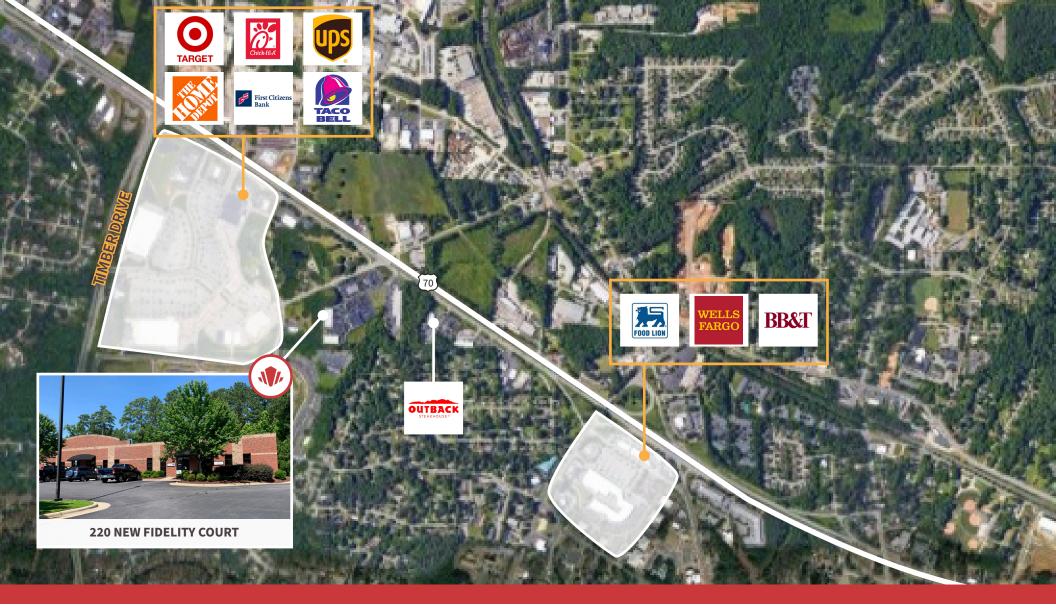
#### **WES JOHNSON**

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#### **POINTS OF INTEREST**

#### DINING

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

#### CONVENIENCE

- Food Lion
- Home Depot
- UPS
- Target

#### **BANKING**

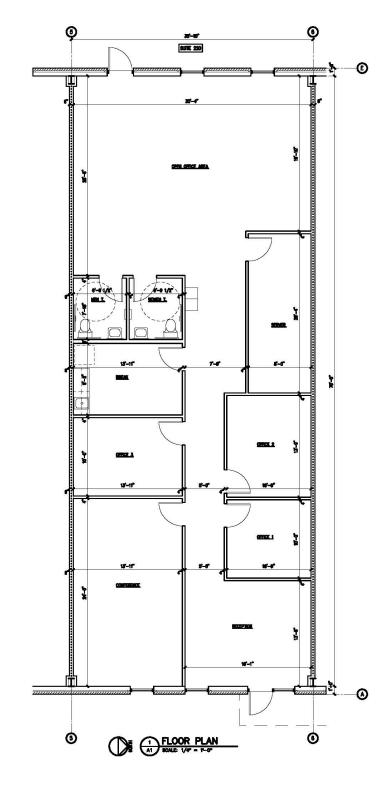
- Wells Fargo
- First Citzens Bank
- BB&T

#### 220 NEW FIDELITY

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**SUITE 220** 

2,464 RSF





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