

SALE

NNN Leased Investment

626 & 706 EAST MCKINNEY STREET

Denton, TX 76209

PRESENTED BY:

MASON SHANAHAN

Phone: 940.381.2220

mason.shanahan@svn.com

GREG JOHNSON

Phone: 940.381.2220

greg.johnson@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
BUILDING SIZE:	6,243 SF
NOI:	\$97,800.00
CAP RATE:	6.99%

MASON SHANAHAN

O: 940.381.2220

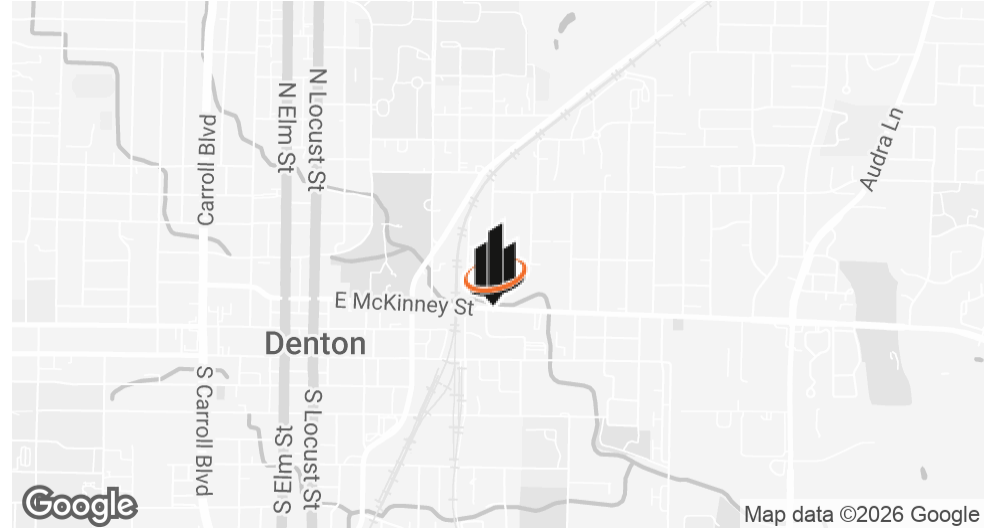
mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

NNN LEASED INVESTMENT | 706 East McKinney Street Denton, TX 76209



PROPERTY DESCRIPTION

Strandes Garage has been a staple in the Denton Market since 1962. It's prime location and visibility are known across Denton County. With a new 5 year lease in place that has 3% annual bumps, the proven tenant sets up a great investment opportunity. 6,243 sqft of Industrial use is as versatile as it comes.

PROPERTY HIGHLIGHTS

- 6,243 SF industrial building
- Prime Denton location
- NNN Investment Sale
- 3% Annual Rent Bumps

SVN | VERUS COMMERCIAL 2

RENT ROLL



SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
706 E McKinney	Strandes Garage	6,243 SF	\$15.66	\$97,800.00	6/05/2026	05/31/2031
TOTALS		6,243 SF	\$15.66	\$97,800.00		
AVERAGES		6,243 SF		\$97,800.00		

MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

ADDITIONAL PHOTOS



MASON SHANAHAN

O: 940.381.2220

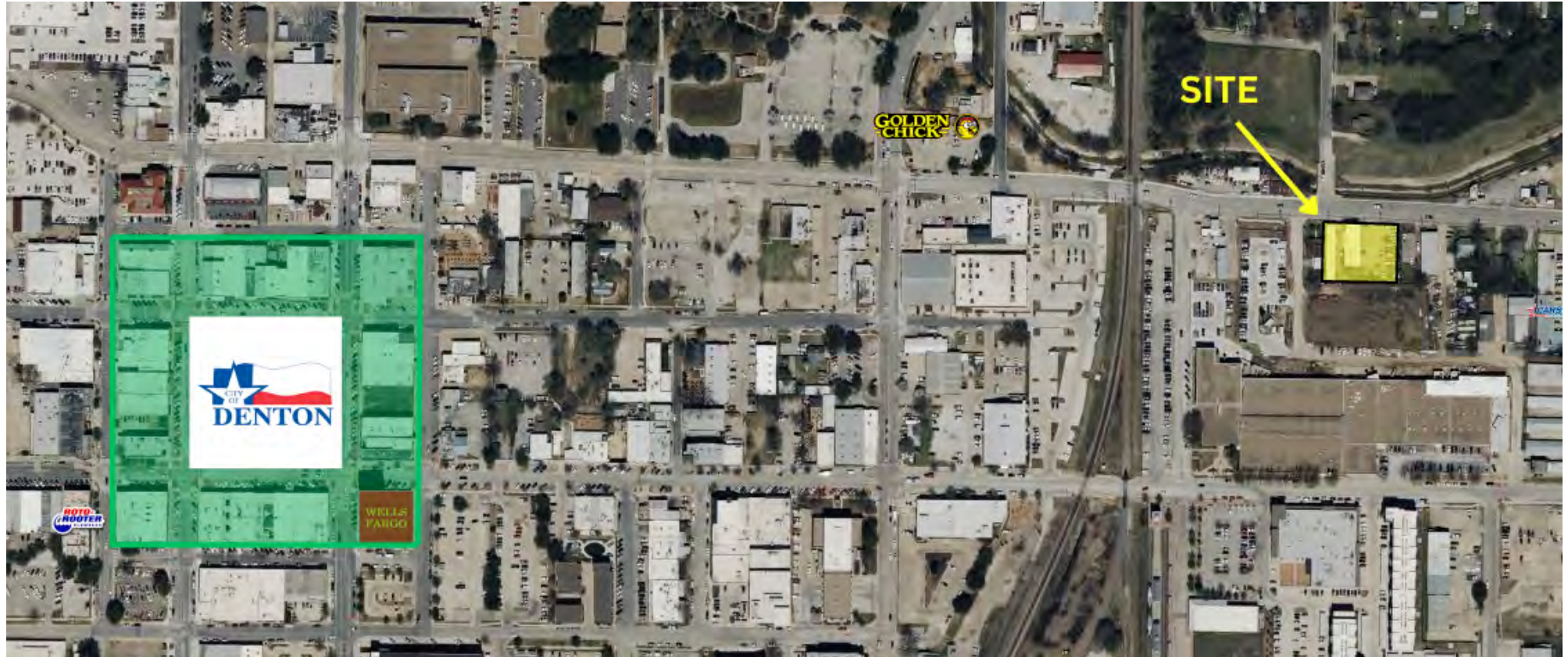
mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

AERIAL



MASON SHANAHAN

O: 940.381.2220

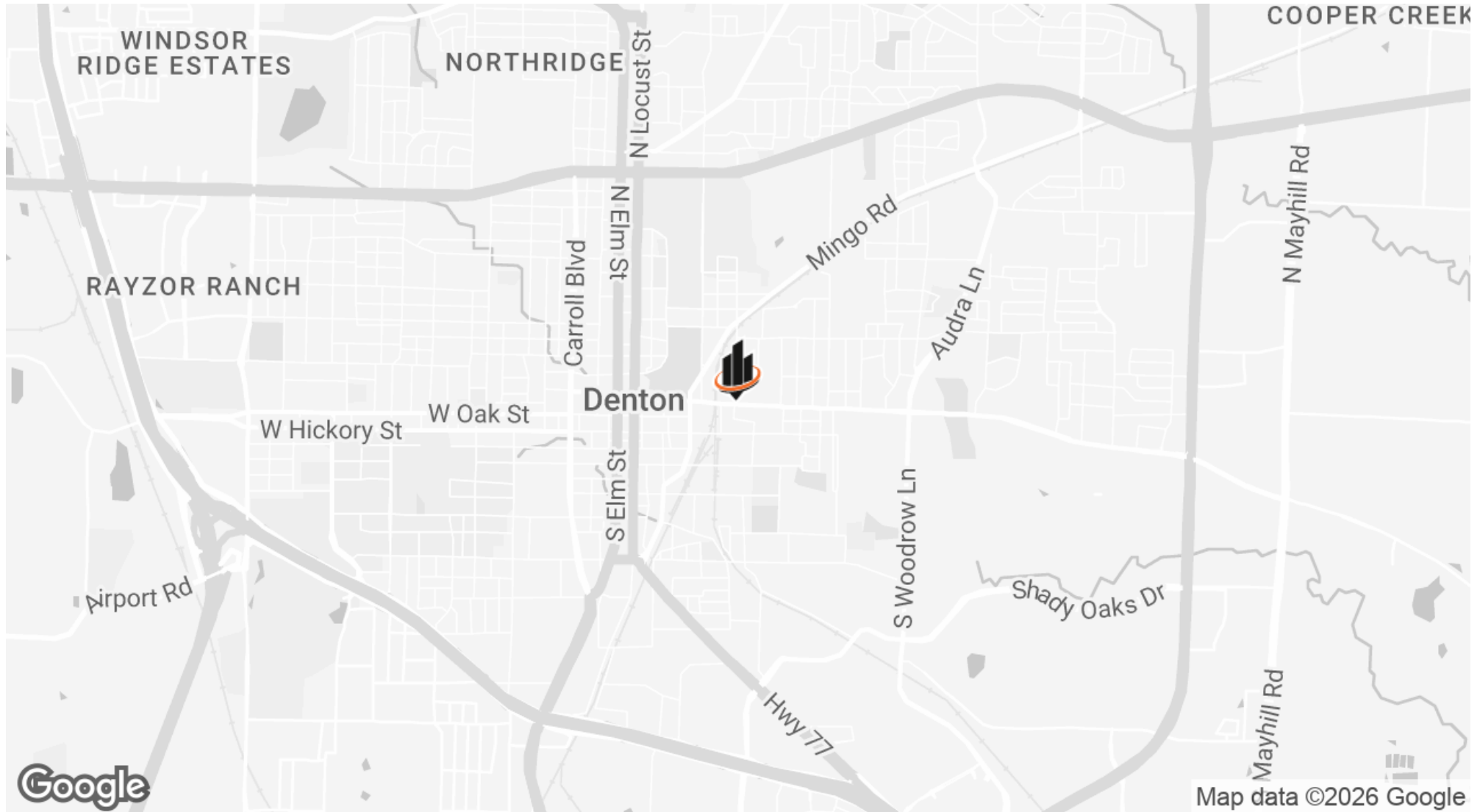
mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

LOCATION MAP



MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

MEET THE TEAM



MASON SHANAHAN

Associate Advisor

Direct: 940.381.2220 Cell: 940.999.0417
mason.shanahan@svn.com



GREG JOHNSON

Managing Director

Direct: 940.381.2220 Cell: 940.594.7717
greg.johnson@svn.com

MASON SHANAHAN

O: 940.381.2220
mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220
greg.johnson@svn.com

