

# Investment Property

722 Water Street, Waterloo



## For Sale

## \$1,250,000



### Description

Impressive historic building overlooking the Cedar River in downtown Waterloo.

- 23,289 sq. ft. brick building, 3 stories,
- Fully rented.
- Seller offers a 7.7% cap rate.

### Net Income

Annual Rental Income:	\$166,314
Annual Expenses	\$69,848



Total Net Income before Debt Service: \$96,466

Cap Rate: 7.7%

### Jim Sulentic

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The above information is believed to be accurate, but is not guaranteed

# Office Building

722 Water Street, Waterloo



## Property Facts

- Sale Price \$1,250,000
- 7,763 sq. ft. per floor
- Additional 1,119 sq. ft. Retail Space
- Sprinkler system
- 18,000 sq. ft. asphalt parking
- 4 story Atrium



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