

VERUS

COMMERCIAL

FOR SALE

Denton, TX 76201

# 222 WEST HICKORY STREET

**KRISTOFER SMITH**

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**GREG JOHNSON**

Last Guy To Get Paid  
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DENTON, TX 76201

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**OFFERING PRICE**  
\$2,000,000



**CAP RATE**  
6.74%

NOI: \$134,831

Occupancy: 100%

Building Gross: 9,133 SF

Lease Type: NNN



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INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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## PROPERTY DESCRIPTION

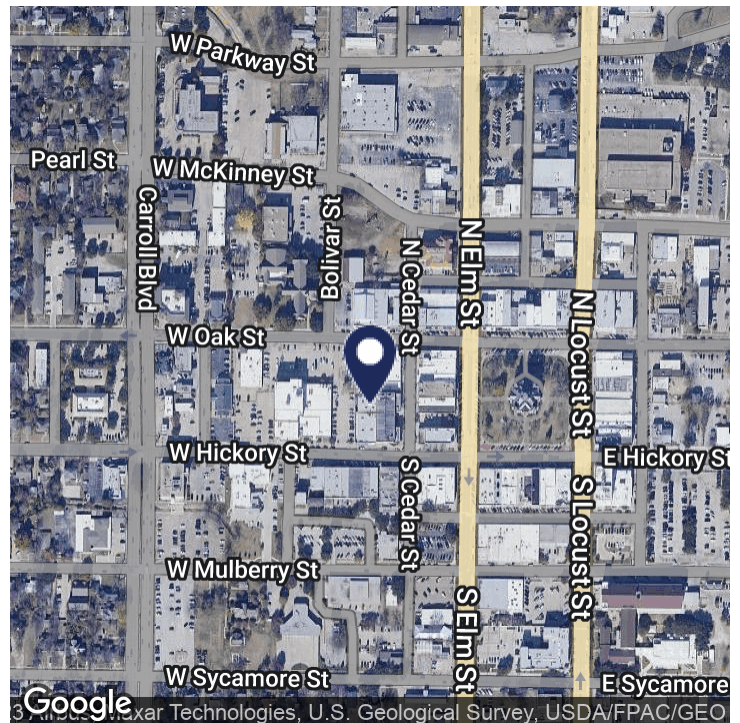
The subject property is a 100% NNN leased retail building. This is a unique opportunity to acquire a property in highly desirable Downtown Denton with a solid three tenant mix. This fully stabilized property also offers a buyer upside with rent escalations in place.

## LOCATION DESCRIPTION

This retail building is located in Historic Downtown Denton. This area is a highly desirable location for retail, restaurant and office users with excellent foot traffic and vibrant activity.

## OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	9,133 SF
NOI:	\$134,831.00
Cap Rate:	6.74%



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## LOCATION INFORMATION

Street Address	222 West Hickory Street
City, State, Zip	Denton, TX 76201
County/Township	Denton

## BUILDING INFORMATION

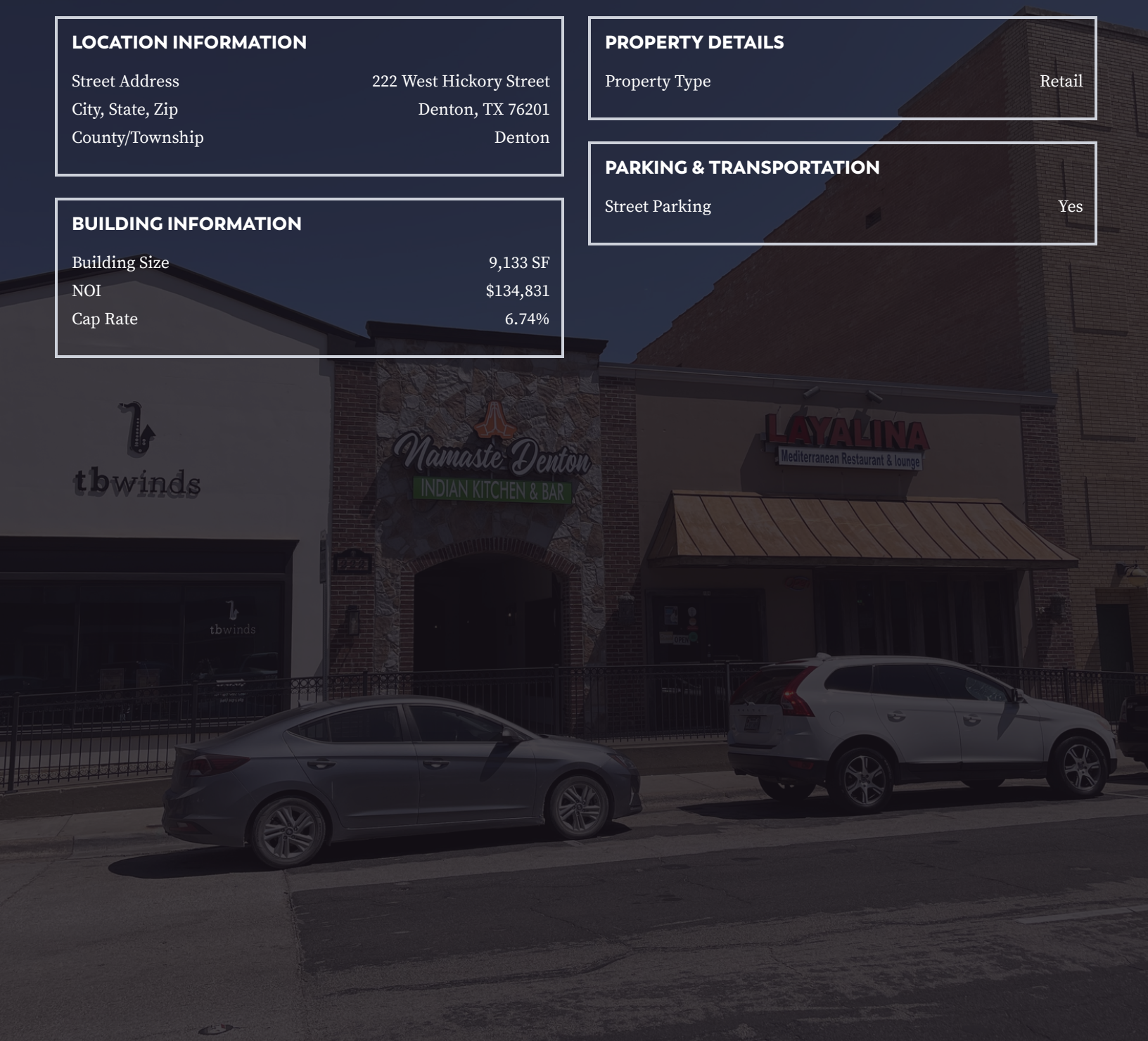
Building Size	9,133 SF
NOI	\$134,831
Cap Rate	6.74%

## PROPERTY DETAILS

Property Type	Retail
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## PARKING & TRANSPORTATION

Street Parking	Yes
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