

**Buffalo, WV Main Post Office**  
**2062 Buffalo Road, Buffalo, WV 25033-9998**  
**Located in Putnam County**  
**Sales Price: \$ 154,000    CAP Rate 8.50%**

**This Post Office is offered with Valencia, PA; Townville, PA; Summerville, PA; Smethport, PA; Springcreek, PA and Harborcreek, PA.**



**Summary:** The population of Buffalo, WV was 1,236 at the 2010 census. Buffalo is part of the Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area. The Post Office is open 6 hours a day, Monday – Friday and 3 hours on Saturday. In 2010 a new roofing product was placed over the existing flat roof. In 2012 the front canopy had a new rubber roof installed. The furnace was replaced in 2010.

**Occupied:** 1966                      **Building Size:** 1,520 sq. ft.                      **Site Size:** 6,420 sq. ft.

**Lease Term:** 1/12/2016 to 1/11/2021.

**Annual Rent:** The current rent is \$14,820 per year, or \$9,75/sq. ft.

**Renewal Options:** One remains for five more years with rent at \$15,717 per year.

**Maintenance:** Landlord Maintenance Rider. The Landlord is responsible for normal repairs and maintenance to the building. The USPS pays for all custodial services, pays all utilities, and is responsible for landscaping expenses. The Landlord is responsible for the structure and roof.

**Taxes** – USPS Tax Reimbursement Rider.

**Termination Option** – None

**Purchase Option** – None

**Net Operating Income:**

Rent	\$ 14,820
Maintenance	\$ 912
Insurance	\$ 327
Management	<u>\$ 500</u>
<b>NOI:</b>	<b>\$ 13,081</b>

***Note:** Information contained herein was obtained from sources deemed reliable, but is provided without any representations nor warranties as to its accuracy by Real Estate Asset Counseling, Inc. or its principals.*