

SOLD!!!



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Farm Land * Income Property * Commercial * Vacation Property * Residential * Ranches * Duck Clubs * Industrial

DOLLAR GENERAL STORE



DESCRIPTION: GREAT DEAL!!! NNN Leased Dollar General Store in which the owner does not pay Real Estate Taxes, Repairs or Insurance. True Net to the Owner of \$8,049/Mo or \$96,585/year. No responsibilities or worries. Dollar General takes care of everything and all you do is go to the mailbox once a month to pick up the check.

LOCATION: 60 Miles South of Chicago.

TERMS: NNN Lease with 12 years left on original lease with (3) Five-Year Options.

STRUCTURE: 9,100SqFt Built in 2019.

PRICE: **\$1,450,000** **6.8% CAP RATE**

Contact Broker

Kory Hamman

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OVER ½ BILLION IN SALES AND GROWING!!

1791 Hwy 99, Gridley, Ca 95948 Phone: (530) 846-2567