

DOLLAR GENERAL INVESTMENT PROPERTY FOR SALE

107 N LEE DRIVE

107 N Lee Dr, Guntown, MS 38849

JANE ANNA WAIDE

Broker/Owner

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FARMER COMMERCIAL PROPERTIES

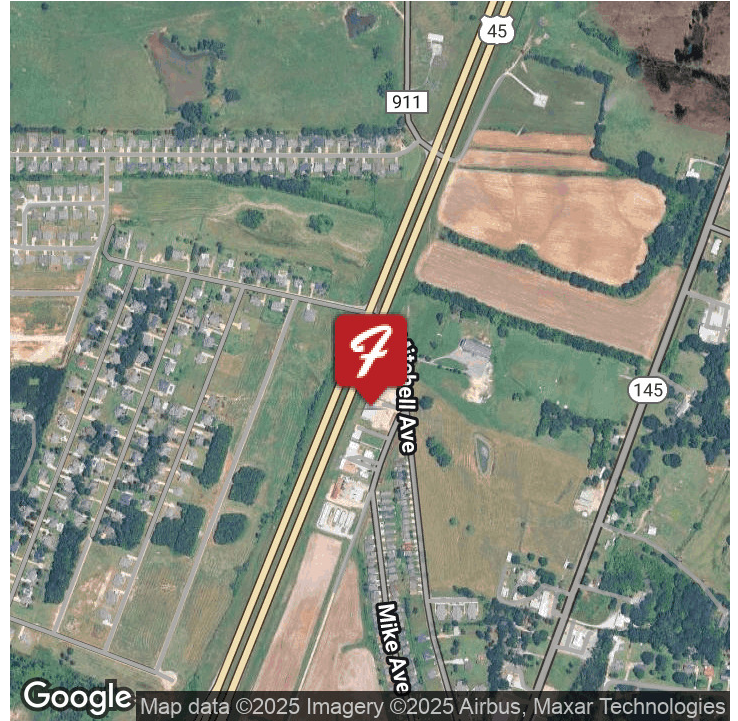
O. 662.268.8025

101 S Lafayette Street

Starkville, MS 39759

farmercommercialproperties.com

107 N LEE DR, GUNTOWN, MS 38849



OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	8,200 SF+/-
Lot Size:	1 Acre+/-
Price / SF:	\$48.66
Cap Rate:	7.9%
NOI:	\$31,440
Year Built:	2002
Zoning:	C-1 General Commercial

PROPERTY OVERVIEW

Dollar General - Guntown, MS. Brand new gleaming TPO roof with 20-year warranty just installed March 2025! Investment opportunity being offered at \$399,000, with a cap rate of 7.9%. The 8,200 square foot+/- property is situated on 1.00 acre+/-, built in 2002. Dollar General extended their lease through 11/30/2027, and currently pays \$2,620 per month, plus an additional \$150 is paid each month to the owner for parking lot maintenance. This established DG has two five-year extension options remaining, each with a rent increase. Property real estate taxes and insurance are paid by tenant. Maintenance duties are shared between landlord and tenant. Great metal building with visibility from Highway 45! Located in thriving Lee County, and just 11 miles north of Tupelo.

PROPERTY HIGHLIGHTS

for more information contact:

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Tenant	Dollar General
Address	107 N. Lee Dr., Guntown, MS
Square Footage	8200 +/-
Asking Price	\$399,000 (or \$48.66 per SF)
Cap Rate:	7.90%
Lease Documents	Original Lease, and Lease Modifications 1 -5
Lease Type	NN
Lease Start	December 1, 2002
Expiration of Current Lease Term	November 30, 2027
Current Annual Rent	\$31,400
Option Period Rent with Increases	Option Period 2: \$2,875 (12/1/2027 to 11/30/2032) Option Period 3: \$3,200 (12/1/2032 to 11/30/2037)
Year Built	2002
Real Estate Taxes	Tenant reimburses Landlord for real estate taxes.
Insurance	Tenant pays insurance provider directly for Landlord's liability and property insurance.
Utilities	Tenant pays for all utilities.
Repairs / Maintenance	Landlord shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair and replacement to the exterior of the premises including, but not limited to, the roof, all paved areas, foundation, floors, walls, all interior and exterior utility lines and pipes, and all other structural portions of the building. Landlord responsible for care and maintenance of Parking Lot (Tenant pays \$150 per month to Landlord for Parking Lot.)
Fixtures and Equipment Repairs and Maintenance	Landlord responsible for major repairs in excess of \$500 per occurrence. Tenant responsible for maintenance and repairs less than \$500 per occurrence. Includes HVAC, Plumbing and Lighting.

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