

DAIRY QUEEN

401 WEST 1ST AVENUE, TOPPENISH, WA 98948

FOR SALE & LEASE



PROPERTY DESCRIPTION

This is an exceptional investment opportunity to acquire a fully renovated, turnkey Dairy Queen Grill & Chill in the heart of downtown Toppenish, WA. Situated on a prominent 0.55 acre corner lot with dual frontage on W 1st Avenue and Madison Avenue, the 2,748 SF freestanding building benefits from high visibility and consistent traffic. The Absolute NNN lease- with zero landlord responsibilities *landlord pays real estate taxes but is reimbursed by tenant* - commenced in December 2021 and delivers approximately \$117,237.96 in annual rent, with a 6% cap rate and has 16 years remaining on the initial term. Built-in 7.5% rent escalations every five years and four 5-year renewal options provide dependable, growing cash flow. This asset presents a rare, stable, and truly passive long-term investment.

PROPERTY HIGHLIGHTS

- Absolute NNN Lease – Zero landlord responsibilities; tenant handles all expenses including taxes, insurance, and maintenance.
- Long-Term Security – 16 years remaining on the initial lease term (commenced December 2021), providing stable, predictable returns.

OFFERING SUMMARY

Sale Price:	\$1,953,966.00
Lease Rate:	\$9,769.83/ monthly
Available SF:	2,748 SF
Building Size:	2,748 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	350	1,189	2,533
Total Population	1,271	4,324	9,342
Average HH Income	\$74,088	\$70,744	\$72,182

QUINCEY ABRAMS

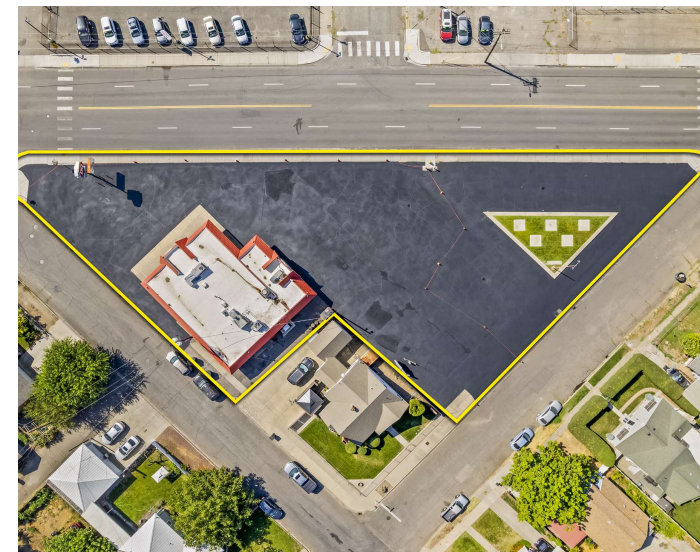
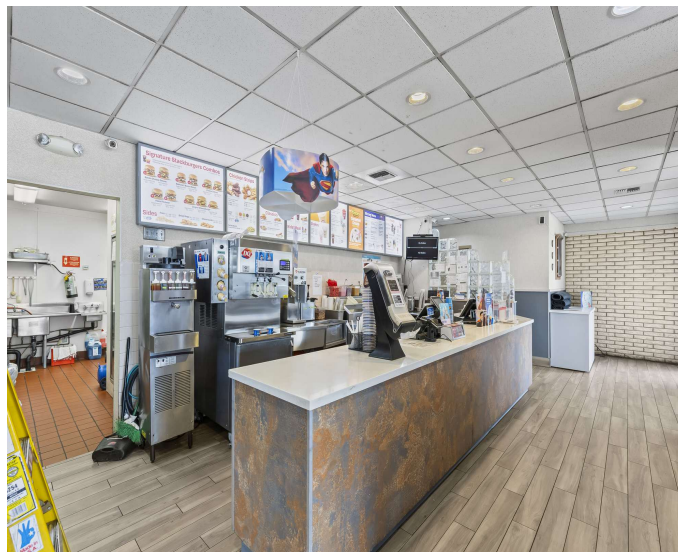
Commercial Real Estate Broker
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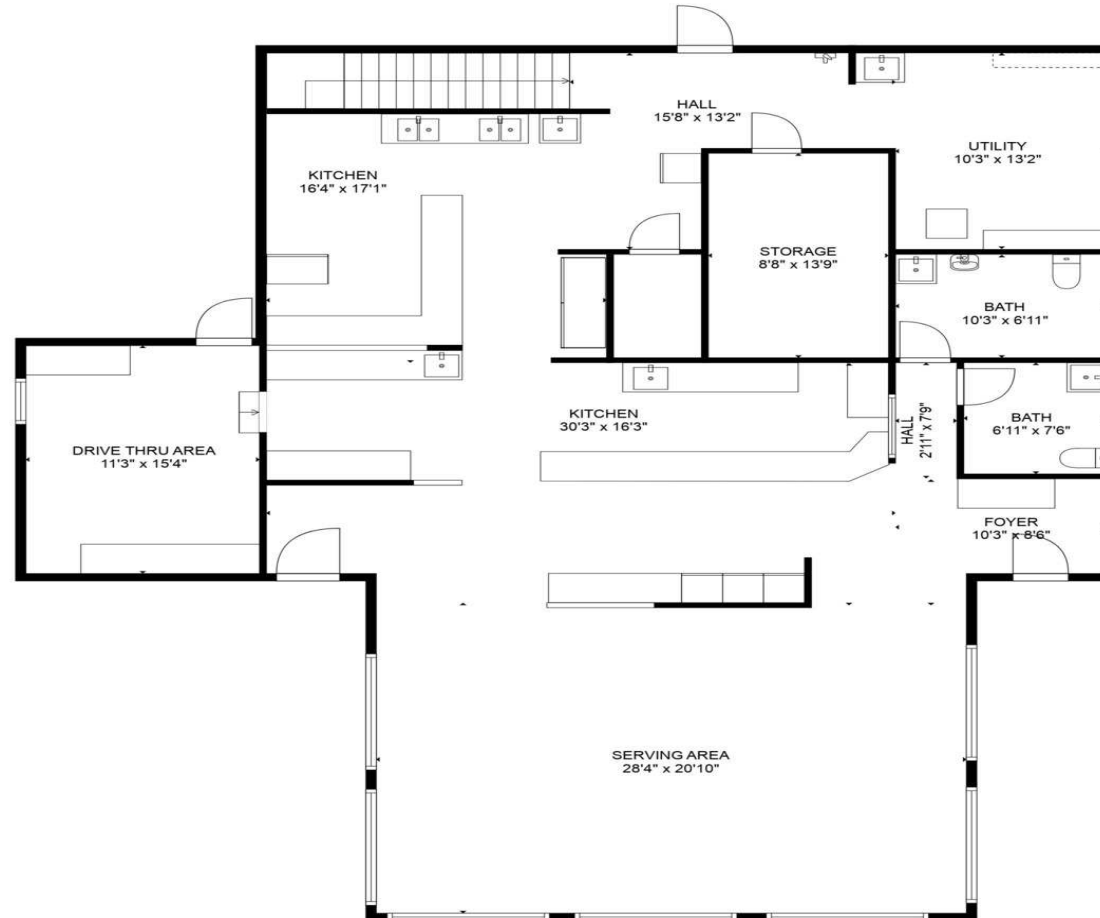
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TOTAL: 2194 sq. ft
BELOW GROUND: 211 sq. ft, FLOOR 2: 1983 sq. ft
EXCLUDED AREAS: UTILITY: 697 sq. ft, STORAGE: 484 sq. ft
WALLS: 180 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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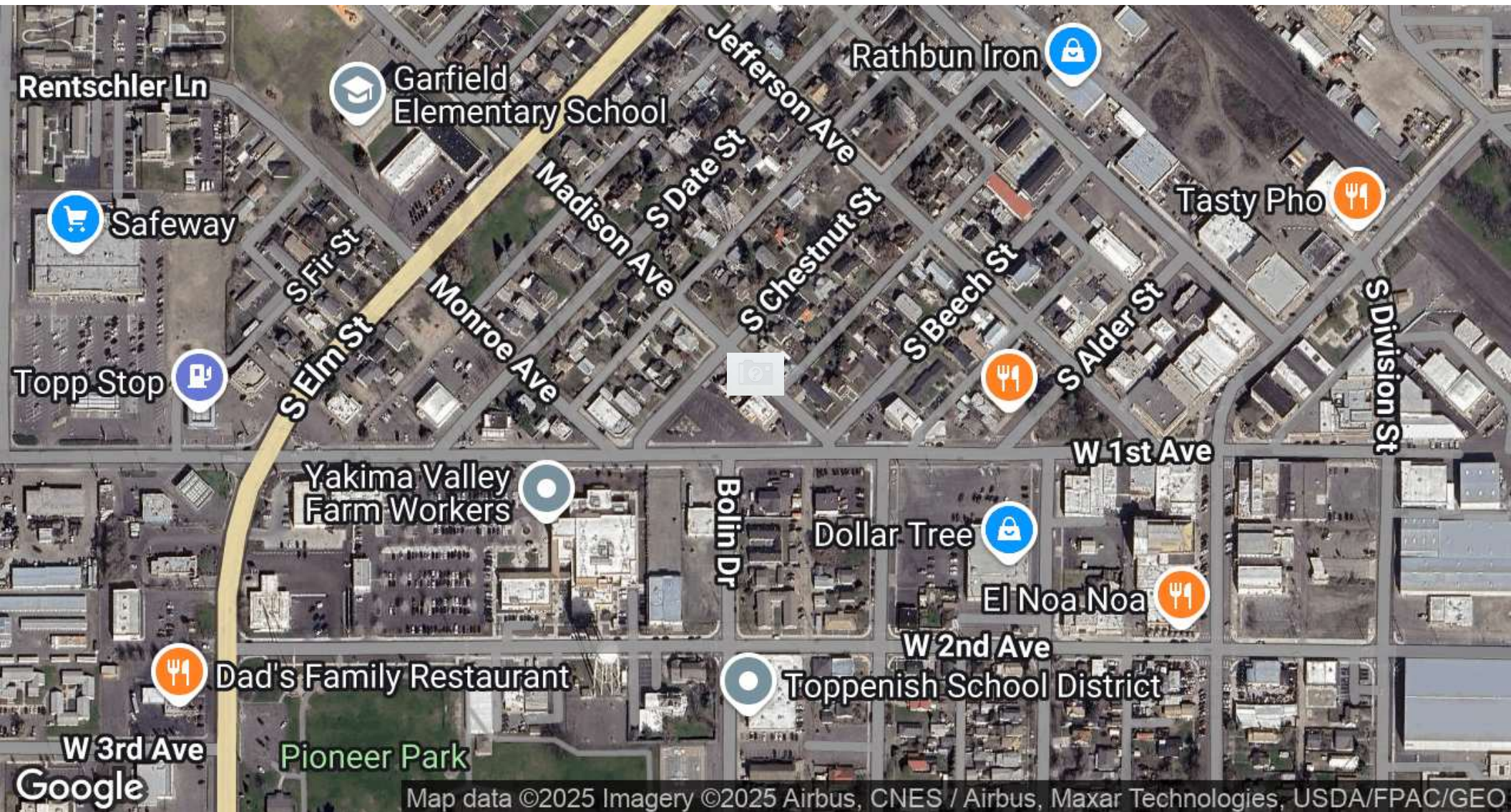
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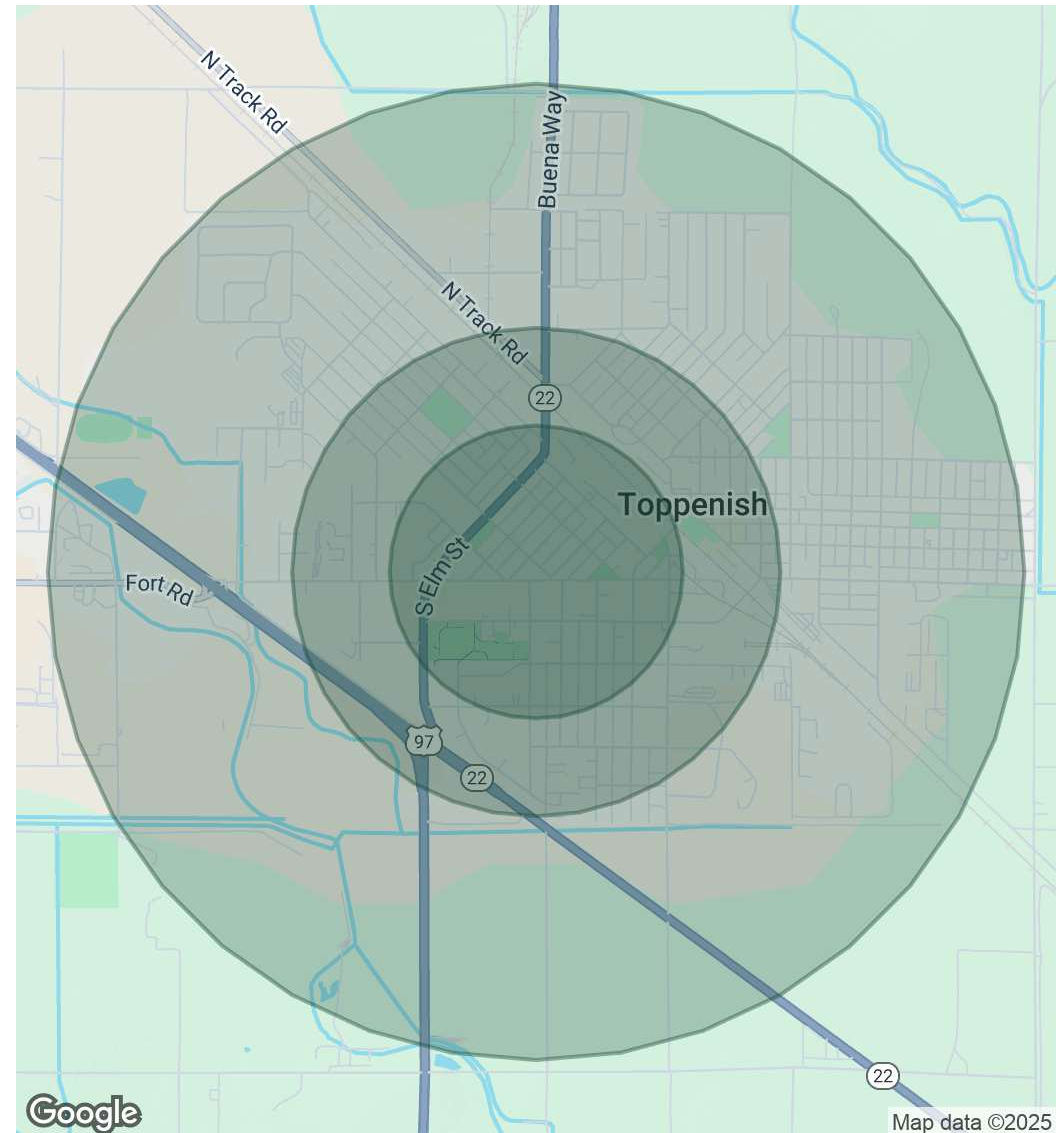
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,271	4,324	9,342
Average Age	33	33	33
Average Age (Male)	32	32	32
Average Age (Female)	33	33	33
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	350	1,189	2,533
# of Persons per HH	3.6	3.6	3.7
Average HH Income	\$74,088	\$70,744	\$72,182
Average House Value	\$230,362	\$242,135	\$240,878

Demographics data derived from AlphaMap



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