

TRACTOR SUPPLY

1026 South Challis Street Salmon, ID 83467
Lemhi County

OFFERING SUMMARY

PROPERTY SUMMARY

Building Area	35,880 sf
Land Area	4.87 acres
Year Built	2015
Year Renovated	2023
Parking	146 spaces
Zone	HC

LEASE SUMMARY

Tenant	Tractor Supply
Lease Commencement	11/18/2023
Lease Expiration	11/30/2038
Rent Increases	5% Every Five (5) Years
Lease Type	NN
Renewal Options	Four (4) Five (5) Year Extensions
Renewal Option Rates	10% per option

****BROKERS WELCOME****

**Buyer is responsible for verifying all information during Due Diligence process.*

\$4,000,000

14+ YEARS REMAINING ON INITIAL TERM



COCCA DEVELOPMENT

330-729-1010