

Jiffy Lube

1330 Cedar St | Helena, MT 59601

Absolute NNN Lease

Offers Exceptional Visibility and Convenient Access

\$ | Price:
\$1,980,000

% | Cap Rate:
6.00%

View Full OM 

PROPERTY HIGHLIGHTS

- **LONG-TERM LEASE:** 12-year absolute NNN lease with passive income and scheduled rent increases.
- **NO LANDLORD RESPONSIBILITIES:** Absolute NNN—tenant covers taxes, insurance, and all maintenance.
- **CLEAN ENVIRONMENTAL:** 2021 Phase I ESA found no issues; tenant is responsible for all remediation and capital items, minimizing owner risk.
- **ESSENTIAL SERVICE TENANT:** Jiffy Lube operated by a strong regional franchisee (The Foster Group, 9 units in MT & ID).
- **ESTABLISHED LOCATION:** High-traffic Cedar Street corridor with direct I-15 access; operating successfully since 2017.
- **TAX POSITION:** Significant cost-segregation potential with eligibility for 100% bonus depreciation to enhance year-one after-tax returns.
- **PROXIMITY TO MAJOR RETAILERS:** Near Safeway, Walmart, Lowe's, Home Depot, Albertsons, and national QSRs.



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