

For Sale

CBRE

Dollar General

Investment Property

489 S. Fossil Street | Russell, KS 67003 | www.cbre.com/desmoines



Property Overview

The property consists of a 8,625 SF building on 1.1 acres on the southside of Russell, Kansas along the Old Hwy 40/Hwy 281 primary business district. The property is just north of The Quality Inn, Sonic, Pizza Hut, and McDonalds. Dollar General has occupied this location since it was constructed in 2000.

The property is secured with a NN+ lease, in which Tenant reimburses Landlord for property taxes and parking lot maintenance. Dollar General is the nation's leading small community discount store, having posted \$40.6B in annual sales in 2024.

Property Features

- + Sale Price: \$495,000
- + NOI: \$38,400
- + Cap Rate: 7.75%
- + Building Size: 8,625 SF
- + Lot Size 1.10 Acres
- + Year Built: 2000
- + Lease Type: NN+
- + Lease Expiration: 10/31/2030