

EXECUTIVE SUMMARY

AT&T - Fulton, New York

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OFFERED EXCLUSIVELY BY



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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PROPERTY OVERVIEW

 **PRICE**
\$750,000

Cap Rate:	8.00%
NOI:	\$60,000
Price/SF:	\$468.75
Building GLA:	1,600 SF
Total Land Area:	0.21 AC
Year Built:	2015
Lease Term Remaining:	5 Years from Closing
Parcel ID:	236.80-02-12

Marcus & Millichap is pleased to exclusively offer for sale a freestanding AT&T store operated by Prime Communications, the largest AT&T Authorized Retailer in the United States. The subject property is located at 355 South 2nd Street in Fulton, New York. The AT&T features a triple-net lease, with landlord responsibilities only consisting of roof and structure repair/replacement. This 1,600-square-foot, freestanding building is near Country Road 3, which sees 18,870 vehicles per day. The Country Road 3 bridge provides access over the Oswego River, driving traffic through Fulton. Nearby retailers include Wendy's, Dunkin Donuts, Burger King, and Arby's.

The original move-in date was 2016, and the current term extends five years from closing. The tenant has two five-year renewal options with 10 percent increases per renewal option. The lease is guaranteed by Prime Comms Retail, LLC, the largest AT&T authorized retailer in the nation (2,000 locations).

INVESTMENT HIGHLIGHTS



Lease Guaranteed by Prime Comms Retail LLC:
Largest AT&T Authorized Retailer in the United States



Near Main Thoroughfare of Fulton, New York



Triple-Net Lease



National Retailers Nearby



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation. Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



NATIONAL PLATFORM
OPERATING WITHIN THE
FIRM'S **81** BROKERAGE
OFFICES



414 UNIQUE CAPITAL
SOURCES FUNDED MMCC
DEALS



1,557 CLOSED
DEBT & EQUITY
FINANCINGS



\$11.6B TOTAL
FINANCING
NATIONAL VOLUME

Year Ending December 31, 2025

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