



416 North Central Avenue

Sidney, Montana 59270 |

Property Highlights

- 13 years remaining on lease, baked in renewals, and scheduled annual rent increases
- Absolute NNN, fee simple, zero landlord responsibilities
- Well positioned location in strong retail hub with franchisee guaranteed
- Central access with drive-thru convenience and excellent visibility and traffic exposure
- Direct residential customer base with Strong 5-mile trade area demographics
- Access to Financials with an executed NDA.

OFFERING SUMMARY

Sale Price:	\$2,055,000
Lot Size:	1.021 Acres
Building Size:	4,525 SF
NOI:	\$146,843.28
Cap Rate:	7.15%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	312	1,649
Total Population	75	747	3,886
Average HH Income	\$73,106	\$87,033	\$86,232

Property Description

An absolute NNN, freestanding, drive-thru equipped, Burger King investment property located in Sidney, MT.

Matt Robertson, SIOR
 Broker/Principal | 406.294.6308
 mrobertson@naibusinessproperties.com

Margaret Kirby
 Commercial Sales Agent | 406.256.5000
 mkirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294





FOR SALE



QSR



SINGLE TENANT INVESTMENT



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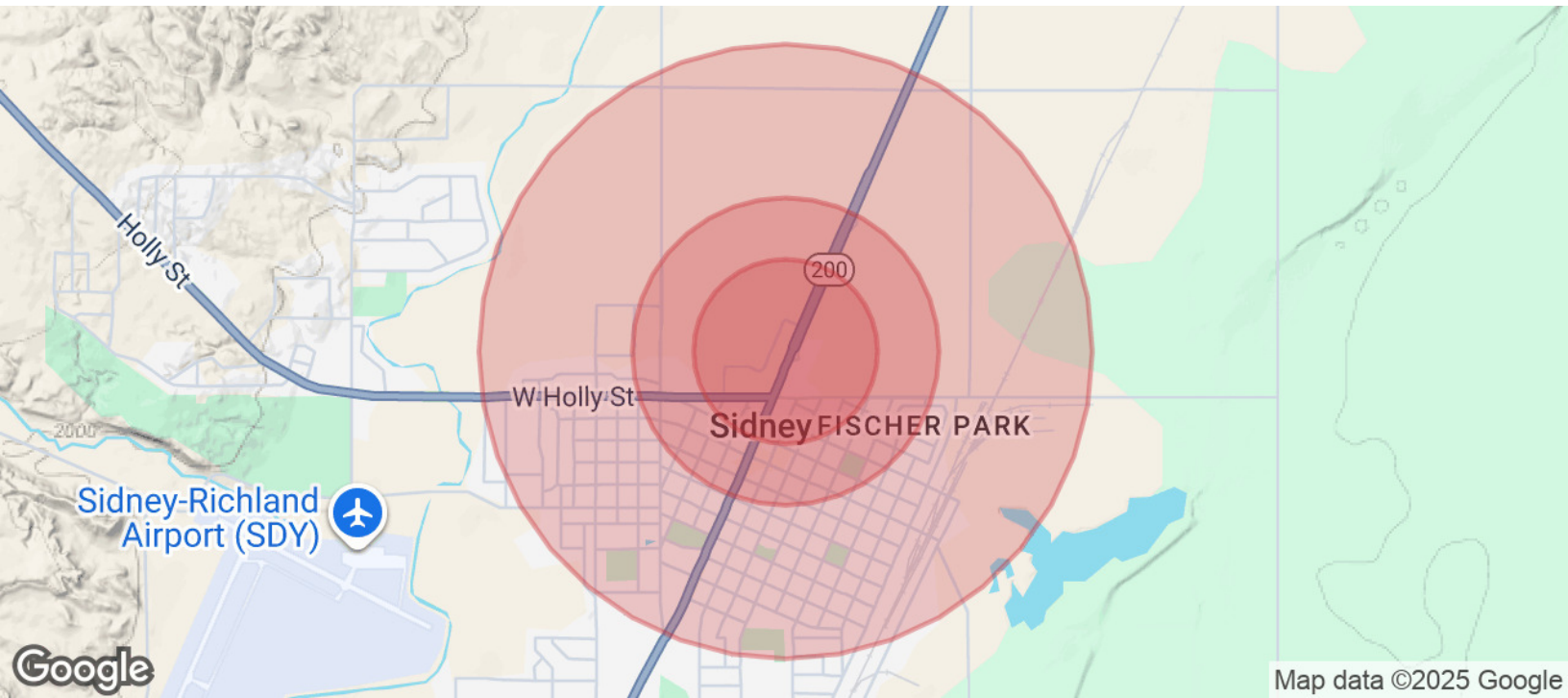




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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	75	747	3,886
Average Age	40	40	40
Average Age (Male)	40	40	39
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	312	1,649
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,106	\$87,033	\$86,232
Average House Value	\$377,929	\$344,146	\$359,051

Demographics data derived from AlphaMap

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