

RBOMN

Restaurant Brokers of Minnesota, Inc.
Brokerage | Project Management | Property Management

WALGREENS

For SALE - \$3,079,375

600 County Road 10
Blaine, MN 55434

Terms: 60 year term: 10/06/2000 to 10/31/2060 (see termination options below)

Ask Price: \$3,079,375 Cap Rate @ 8%

Current Base Rent: \$20,529.17 per/month
\$246,350.04/year

Percentage Rent Formula: Yes

Modified NNN: Tenant pays RE taxes, building insurance, liability insurance, operating expenses, maintenance of parking areas (not capital expenses), maintenance (and replacement) of HVAC, plate glass and interior. Landlord pays for building exterior, parking area capital expenses and structural portions of the building, including the roof.

Options: After the initial 20 years of the term, and every five years thereafter, Tenant has the right to terminate the term of the Lease with 6 months prior written notice. Next possible effective date of termination is October 31, 2025.

600 County Road 10, Blaine, MN



Please Contact:

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NOTICE: This is a confidential listing - do not discuss this property with employees or owner.
Information is provided by the Seller - neither RBOMN nor its Agents guaranty its accuracy or comprehensiveness.

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