

# Investment Property

265 Summer Street | Fitchburg, MA

**NAI** Glickman Kovago & Jacobs



Dollar General anchored retail strip near John Fitch Highway **for sale**

- 18ksf building on 3.28 acres
- Parking ratio: 5:1
- Majority of building renovated within past 4 years

#### Tenants:

- Dollar General - 9,300 sf
- AMR Ambulance - 5,500 sf
- Vacancy - 3,200 sf with 5 overhead doors

#### 2018 Rent:

- \$176,000 NNN with upside potential

#### Summary:

Dollar General under lease for 6+ years of initial 10 year base term. Store recently closed. However, lease is fully guaranteed.

AMR Ambulance signed new 5 year lease in January 2018. Lease has 5 year option. Business opening Spring 2018.

Dollar General space may be sub-lease/reuse opportunity

3,200 sf vacant space in clean/move-in condition

**Please contact us for rent roll and showing instructions.**



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