



Dollar General

3647 NY-145, East Durham, NY 12423



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Dollar General

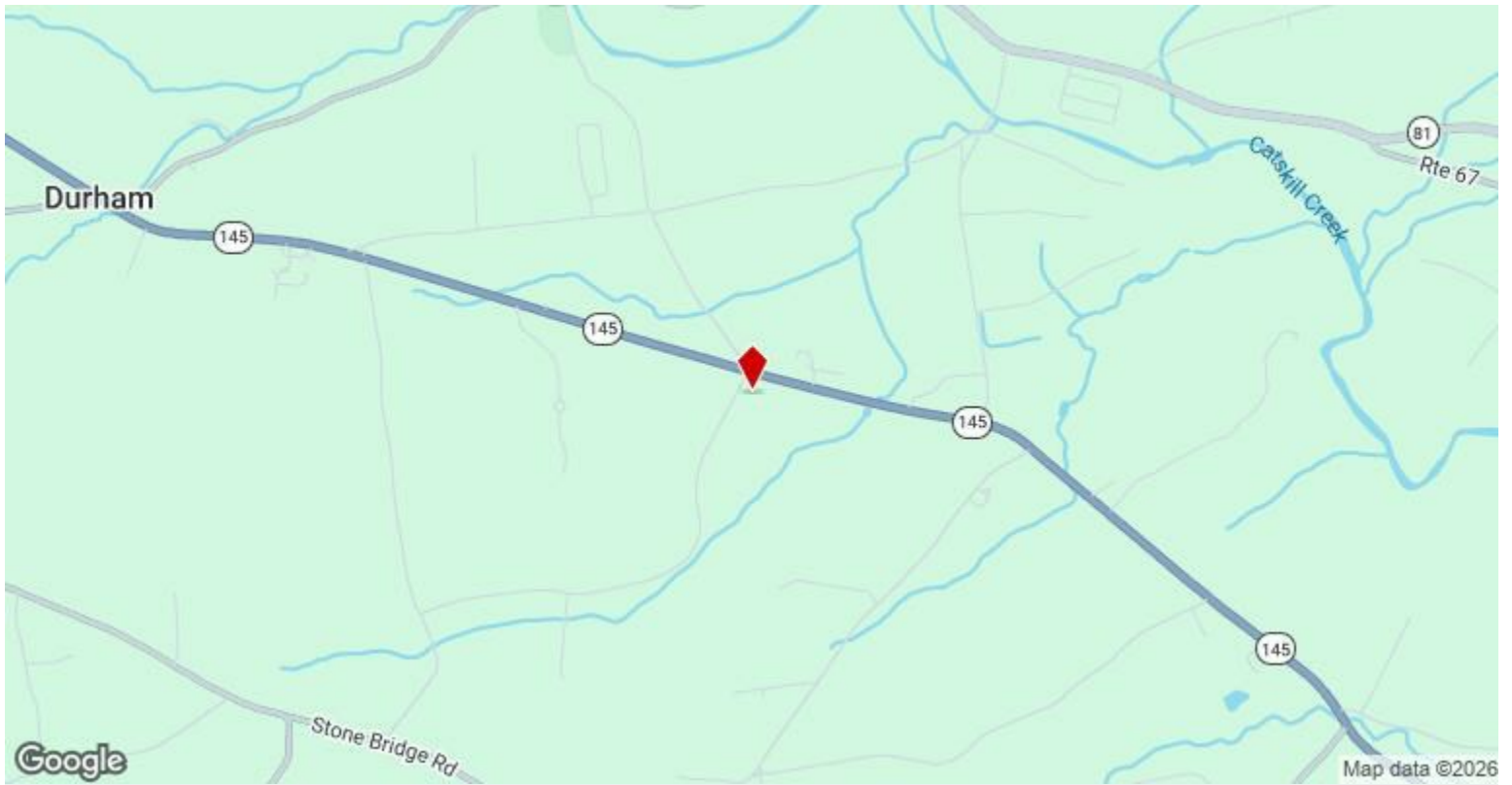
\$1,980,000

INVESTMENT HIGHLIGHTS

- 9,100 SF Dollar General METRO Store | Full Brick Exterior
- Triple Net (NNN) 6Year Lease with No Landlord Responsibilities
- Four Five Year Options | 10% Rent Increases at Each Option
- Corporate Guarantee | "BBB" S&P Rating...



Price:	\$1,980,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.21%
Lot Size:	2.32 AC
Gross Building Area:	9,100 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2017
Tenancy:	Single
Parking Ratio:	2.85/1,000 SF
Zoning Description:	General Commercial
APN / Parcel ID:	193000 33.00-7-2.1



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