

Investment Opportunity: Dual NNN Leased Napa Auto Parts Properties

Kansas Commercial Real Estate is pleased to present an investment package featuring two single-tenant properties, both leased to Napa Auto Parts, a trusted name in the automotive industry. These properties offer absolute NNN leases, ensuring a hassle-free income stream with minimal Landlord responsibilities.

719 Ft Riley Blvd**PROPERTY AND LOCATION**

Great retail location on busy Ft. Riley Blvd in south Manhattan. This is a primary auto parts location with numerous repair shops and dealerships in the area. This pre-engineered metal building is an excellent height for parts storage, has sandwich panels, standing seam-single pitch roof, sign band entrance feature, channel letter signing, and retail glass in the showroom. Easy access to auto repair shops, dealerships, and national retailers.

HIGHLIGHTS

Building Size	7,200 ^{+/-} SF
Lot Size	29,399 ^{+/-} SF
Year Built	2006
Zoning	ICS
2024 RE Taxes	\$32,937.70
Traffic	Over 20,000 ^{+/-} vehicles/day

**BUILDING SPECS**

Drive-In Doors:	1- 8'x10' Column	Ceiling Height:	18'
Spacing:	60'x120'	Electricity:	200 amp, 3-phase
Heating & Cooling:	2 HVAC units	Plumbing:	M & F Restrooms

1309 N Washington St**PROPERTY AND LOCATION**

Retail building that includes showroom windows and a channel letter sign facing Washington. Location includes a 720^{+/-} SF warehouse space as well as an asphalt parking lot. This sits on a main thoroughway in Junction City (ALT 77 Highway). Situated among automotive services, dealerships, high street office and retail businesses, this property benefits from the 67,000 residents including the largest military base in Kansas.

HIGHLIGHTS

Building Size	8,400 ^{+/-} SF
Lot Size	21,000 ^{+/-} SF
Year Built	1955
Zoning	CSR
2024 RE Taxes	\$6,918.92
Traffic	8,000 ^{+/-} vehicles/day

**BUILDING SPECS**

Drive-In Doors:	1-8'x10'	Ceiling Height:	8' - 14'
Construction:	Masonry with post and beam	Electricity:	3- phase, Every
		Gas Service:	Kansas Gas Service

Listed By:

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INVESTMENT BENEFITS

- **Stable Income:** Absolute Net leases with annual base rent increases provide stable income with little management responsibilities.
- **Lease Details:** Currently in year 1 of a 5-year lease with 3% annual increases in years 4 and 5.
- **Growth Potential:** The strategic locations and surrounding demographics position them for long term appreciation and stability.

INCOME & EXPENSES

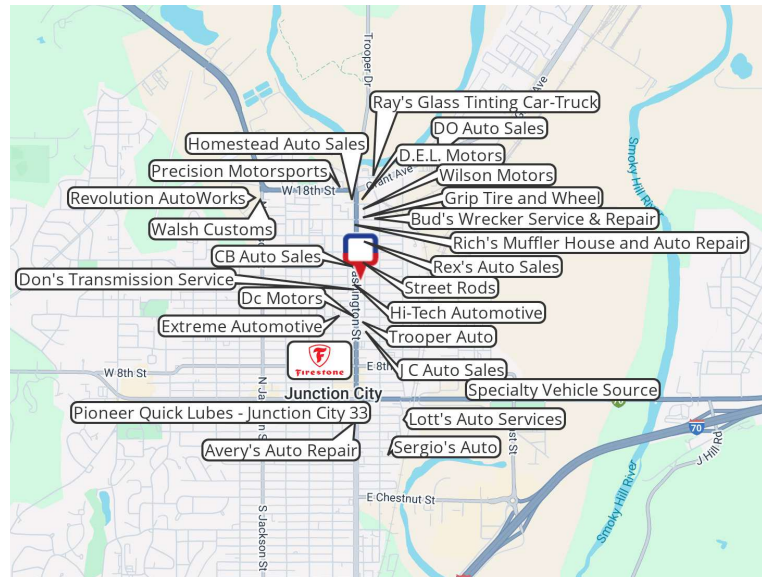
719 Fort Riley Blvd; Manhattan KS
1309 N Washington St, Junction City KS

As of 04/11/2025 in year 1 of the 5 year renewal

	Years 1, 2, 3 \$/Yr	Projected Year 4 \$/Yr	Projected Year 5 \$/Yr	Lease Expiration Date 11/30/2029
NOI	\$80,400.00	\$82,812.00	\$85,296.00	



719 Ft Riley Blvd, Manhattan



1309 N Washington St, Junction City

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