



Triple net investments For Sale | Triple Net / Sale | Supermarkets

1140 Owego Road Candor . Candor , NY 13743

1140 Owego Rd Candor, NY 13743/Sold
\$200,000K

Listing Info

Listing ID: 657
Sold

Posted: 08/14/2017 2:15 pm | On HOMEiZ: 2453 days | Updated: 6 years ago | Views: 2874

For Sale

Location Map

\$200,000

Listing Presented by

Property Type

Property status	Sold
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Property Price

Asking Price	\$200000
Last Sold Price	\$200000
Last Sold Date	04/29/2015

Property Location & Description

Listing Headline	1140 Owego Rd Candor, NY 13743/Sold \$200,000K
Property Description	Dollar General is the nation's largest small box discount retailer, they have 13,000+ locations in 43 States, ranked #128 on the Forbes Fortune 500 List in 2017. Lease Guaranteed by Dollar General Corporation (NYSE:DG).

Tenant Information

Tenant Overview	National Tenants (Public company)
No. of Locations	13,601

Tenancy Type

Tenancy	Single
Tenant is a Franchise	Yes
Number of Tenants	1

Corporate Overview

Property Overview

Year built	2015
Overall Property Condition	Very good
Construction Status	Exist
Total Building Sq. Ft.	9100
Total Lot Size	5 Acres
Net Leasable Area	9100 Sq. Ft.
APN#	N/A
Parking Type	Off-street
Distressed	No
Number of Floors	1

Income

Commission split %	2.5%
Price per Sq. Ft.	\$22
Cap Rate	6.49%
NOI	\$12980
Rent to sales ratio	0%
Annual Property Tax Rate for this property	0%
Responsibility for Property Tax increase	Tenant

Lease overview

Lease Remaining Years	
Renewal Options	
Annual Rent Increase %	3%

Lease Guarantor

Lease Structure

Lease Type	100% Absolute Triple Net Lease (NNN Lease)
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Sewer

Type of Sewer	Sewer System (Public)
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Investment Overview

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Type of use	Investor
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Ownership Overview

Ownership Type	Fee simple absolute
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Property Highlights

More information

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