$1,550,000

- Commercial Sale
- Retail
- Commercial Sale
- 9100 sq ft

11350 RT 149 FORT ANN, NY 12827

https://naiplatform.com

James "Jay" Verro, CCIM

Basics

MLS Number: 202500521

Address: 11350 RT 149 Fort Ann, NY 12827

Category: Retail

Status: Commercial Sale

Listing Category: Retail

Type: Commercial Sale

Listing Type: For Sale

Zoning: Commercial

Stories: 1

Ceiling Height: 12

Parking Spaces: 37

Area, sq ft: 9100 sq ft

Available Retail SF: 11350

Lot size, acres: 10.4 acres

Year built: 2017

Road Frontage: 531

Directions: Northway to Exit 20, turn left (North) on to Rt 9. Take Rt 9 approx. 1/2 mile to Rt. 149. Turn Right and head East on 149 for 11 +/- miles, you'll see Dollar General on your right.

Date added: Added 1 year ago

Important Links

Property Website: Array

Related Property 1: Array

Related Property 2: Array

Description

Property Description: ABSOLUTE NNN Dollar General with zero landlord responsibilities. Initial Lease Term runs until 1/31/2032. DG has four consecutive 5 year renewal options with rent increases. Makes an excellent 1031 Exchange opportunity at an attractive 7% cap rate. Financials and detailed information available upon acceptance of an offer. Property may be viewed by entering as a shopper. Please Do NOT approach the staff or discuss the sale of the property with them. Contact Listing Broker with any questions.