



\$1,550,000

11350 RT 149 FORT ANN, NY 12827

<https://naiplatform.com>



James "Jay" Verro, CCIM

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

Basics



MLS Number: 202500521

Category: Retail

Listing Category: Retail

Listing Type: For Sale

Stories: 1

Parking Spaces: 37

Available Retail SF: 11350

Year built: 2017

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.

Address: 11350 RT 149 Fort Ann, NY 12827

Status: Commercial Sale

Type: Commercial Sale

Zoning: Commercial

Ceiling Height: 12

Area, sq ft: 9100 sq ft

Lot size, acres: 10.4 acres

Road Frontage: 531

Date added: Added 8 months ago

Important Links

Property Website: Array

Related Property 2: Array

Related Property 1: 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.

