



**205 N Kerr Blvd, Sallisaw, OK 74955** (Representative Photo)

Price	\$529,400.00
Cap Rate	8.50% (DG Rent \$45,000)
Lease Type	NN – Minimal Landlord Responsibility
Building Size	8,700 Sq. Ft. +/-
S&P Rating	BBB (Investment Grade)
Options	<b>No Remaining Options</b>
End of Lease Term	5/31/2022 (3 yrs +/- remaining lease term)
Other	<b>Excellent 1031 Exchange Property; 4,300 +/- VPD in front of site; Population 9,300 +/- within 3 miles of site;</b>

[For questions about the property, please contact 'Dollar Bob'](#)