



220 N Madison St, Raymore, MO 64083 (Representative Photo)

Price	\$557,000.00
Cap Rate	7.25% (NOI \$40,377 +/-)
Lease Type	NN – Minimal Landlord Responsibility
Building Size	8,000 Sq. Ft. +/-
S&P Rating	BBB (Investment Grade)
Options	2 options at 5 yrs (10.0% rent increase at each option)
End of Lease Term	3/31/2026 (Just under 7 yrs remaining lease term)
Other	Excellent 1031 Exchange Property; 12,700 +/- VPD in front of site; Population 64,500 +/- within 5 miles of site;

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