



489 S Fossil St, Russell, KS 67655 (Representative Photo)

Price	\$470,460
Cap Rate	7.75% (NOI \$36,460.48 +/-)
Lease Type	NN – Minimal Landlord Responsibility
Building Size	8,625 sq ft +/-
S&P Rating	BBB (Investment Grade)
Options	1 @ 5years (3.25% +/- Base Rent Increase at the beginning of the option);
End of Lease Term	10/31/2025 (6 yrs 6 mos +/- remaining lease term)
Other	Excellent 1031 Exchange Property; Last reported sales for this location: \$1,278,200 +/-; Closest WalMart is 28.5 Miles; Closest Family Dollar 36.7 Miles;

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

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