

RETAIL BUILDING FOR SALE >

Dollar General

705 W 9th Street N | Ladysmith, WI



Accelerating success.



OFFERS WELCOME!

FOR MORE INFORMATION, CONTACT >

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DOLLAR GENERAL > FOR SALE

BUILDING INFORMATION

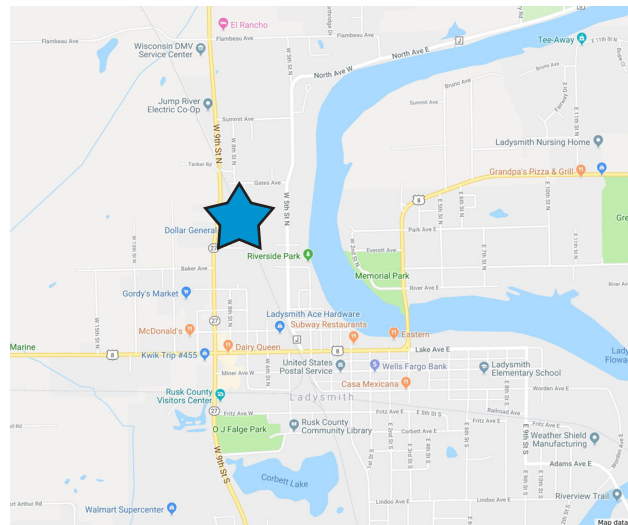
Location	705 W 9th Street N Ladysmith, WI 55848-1252 Rusk County
Building Size	9,014 SF
Parking	46 parking stalls
Lot Size	0.86 acres
County	Rusk
Year Built	2005

INVESTMENT SUMMARY

Price	\$769,000 or offers welcome
CAP	7.25%
NOI	\$55,754

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	4,570	5,416	9,315
Median HH Income	\$40,907	\$42,019	\$42,718
Average HH Income	\$52,972	\$53,880	\$54,884

Source: ESRI 2018 est.



DOLLAR GENERAL > OFFERING SUMMARY

THE OFFERING

Property	Dollar General
Property Address	705 W 9th Street N, Ladysmith, WI 54848
Price	\$769,000 or offers welcome
Capitalization Rate	7.25%
Price/SF	\$85.00

LEASE SUMMARY

Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	Each Option Period
Year Built/Renovated	2005
Gross Leasable Area	9,014 SF
Lot Size	0.86 Acre(s)
Type of Ownership	Fee Simple
Guarantor	Corporate Guarantee
Lease Type	NN
Credit Rating	Baa2
Lease Commencement	September 1, 2005
Lease Expiration	August 31, 2025
Base Rent	\$5.76/SF
	\$0.48/SF
	\$57,996 Annual Rent
Rent Increases	10.00%
Renewal Options	Five (5) Five Year Options

ANNUALIZED OPERATING INFORMATION

INCOME

Base Rental Income	\$57,996
Parking Lot Reimbursement	\$ 3,888
Operating Expense Reimbursement	\$15,422
Gross Income	\$73,418
Operating Expenses	\$15,422
Net Operating Income	\$61,884

OPERATING EXPENSES

Taxes	\$15,422
Total Expenses	\$15,422
Total Expenses/SF	\$1.53

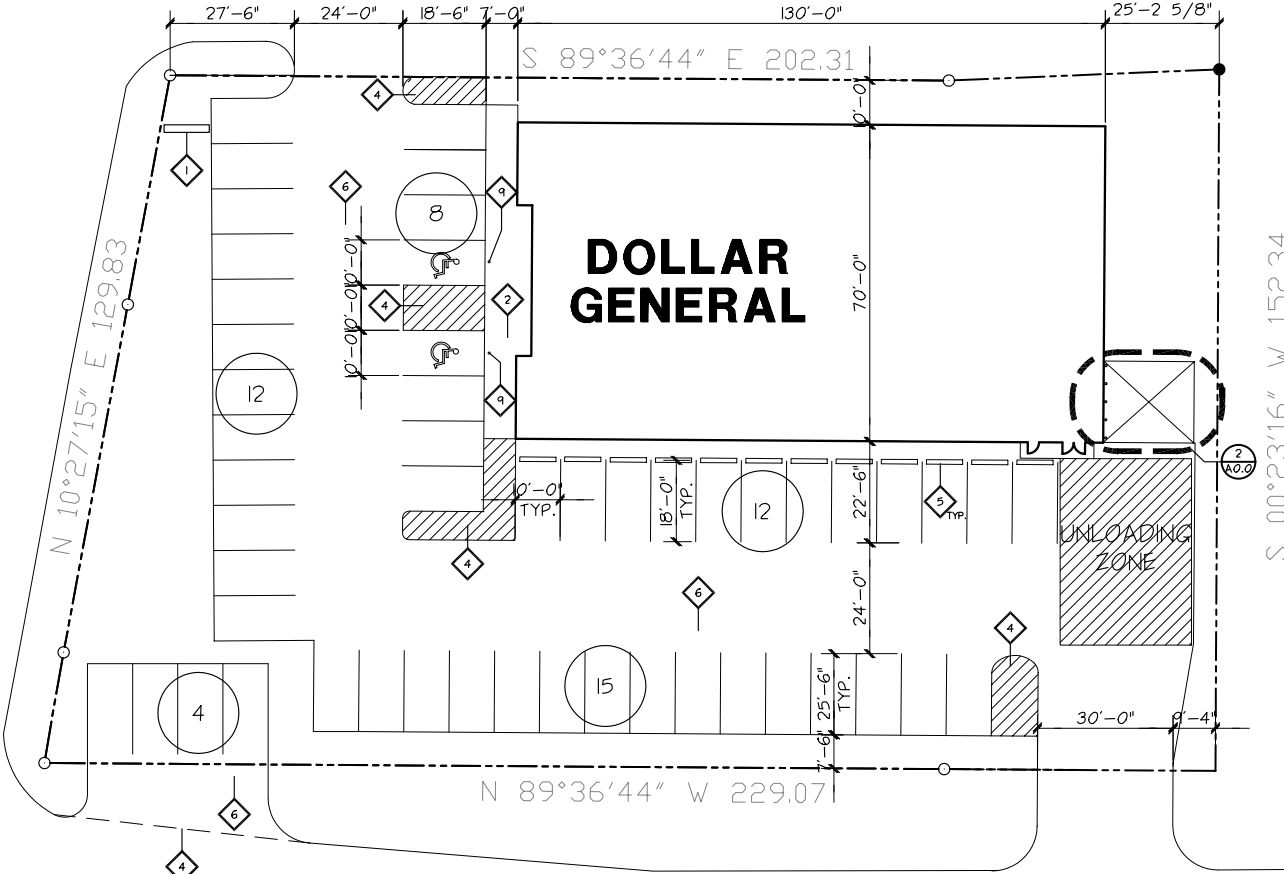
LANDLORD RESPONSIBILITY

Roof
Exterior or Structure
Paved Areas
Grass or Landscaped Areas
Foundation
Floors
Wall
All Utility Lines and Pipes

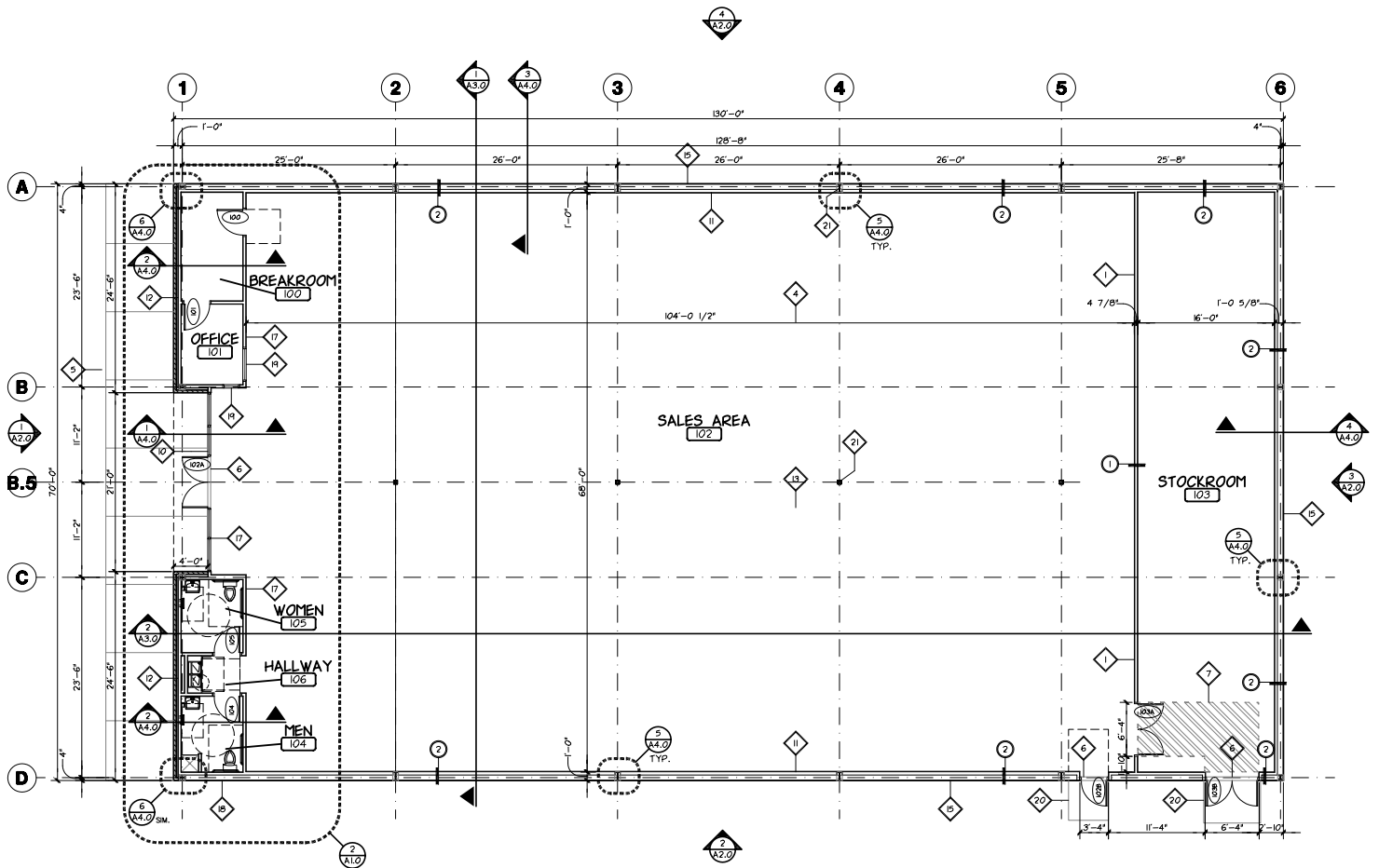
TENANT RESPONSIBILITY

Parking Lot Maintenance
Property Taxes
Utilities
Snow Removal
Minor Repairs & Routine Maintenance Under \$500 (per occurrence)

SITE PLAN



FLOOR PLAN





705 W 9TH ST N > AERIAL



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