



804 N LL&G Ave, Anthony, KS 67003 (Representative Photo)

Price	\$520,860
Cap Rate	7.75% (NOI \$40,366.36 +/-)
Lease Type	NN – Minimal Landlord Responsibility
Building Size	8,000 sq ft +/-
S&P Rating	BBB (Investment Grade)
Options	2 @ 5years (10.0% Base Rent Increase at the beginning of the option);
End of Lease Term	10/31/2024 (5 yrs 6 mos +/- remaining lease term)
Other	Excellent 1031 Exchange Property; Last reported sales for this location: \$1,463,350 +/-; Closest WalMart is 39 miles away; Virtually no competition!!

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

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