

Burger King | Devil's Lake, ND



\$ Purchase Price:
\$1,926,733

% Cap Rate:
6.00%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in a freestanding Burger King, located at Gouldings Road, Devil's Lake, ND 58301 (the "Property"). Burger King is operating under an absolute NNN lease with absolutely no landlord responsibilities, and 15 years, 8 months of base term remaining with annual 1.25% rent increases.

Property Overview

Devil's Lake is a premier vacation destination for outdoor enthusiasts. The Property is located at the intersection of Gouldings Road and U.S. Highway 2 (±9,810 VPD), a major highway and local thoroughfare for Devil's Lake. The Property is located in the main retail trade area of Devil's Lake with other nearby retailers including Walmart Supercenter, Tractor Supply Co., Dollar Tree, Ace Hardware, O'Reilly Auto Parts, Applebee's, McDonald's, Pizza Hut, Subway, KFC, Taco John's, Hardee's, and Dairy Queen.

Investment Highlights

- Absolute NNN – 15 Years of Lease Term Remaining
- Annual Rental Escalations – 1.25% per annum
- High-Visibility Frontage in Dense Retail Corridor
- Retail Everywhere – Walmart Supercenter, Tractor Supply Co., Dollar Tree & More
- North Dakota's Premier Recreational Destination
- Lease Guarantor – 100+ Unit Franchisee



**World's
2nd Largest
Hamburger Chain**



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Property Photos