

# Walgreens (Zero Cash Flow)



## West Allis, WI

**Stan Johnson Company** (“SJC”) on behalf of ownership as its exclusive advisor, is pleased to offer the opportunity to acquire the 100% fee simple interest in the Walgreens at 6101 W Greenfield Ave in West Allis, WI with in-place, fully assumable zero cash flow financing (the “Property”). Walgreens is operating under the original 25-year absolute NNN lease with zero landlord responsibilities. The lease has 12 years, 9 months remaining, along with options that permit Walgreens to occupy the Property until 2083.

 **Purchase Price:**  
**\$4,421,342**

 **Equity Requirement:**  
**\$1,172,395**

### Property Synopsis

The Property is located just 6.5 miles west of downtown Milwaukee, allowing Walgreens to benefit from fantastic demographics with 466,475 residents within a 5-mile radius. In addition, the Property sits in close proximity to a number of major economic drivers for the area including the Milwaukee VA Medical Center, which sits 1 mile from the Property, houses 196 beds, and receives more than 875,000 visits annually. The Property also sits 1.5 miles from the Wisconsin State Fairgrounds & Milwaukee Mile Speedway, the location for the annual Wisconsin State Fair that saw over 1.1 million visitors in 2019.

### Investment Highlights

- **Mature Zero Opportunity - Low Equity Requirement**
- **Fantastic Demos & Residual Value - 466K+ Pop. within 5 Miles**
- **1.5 Miles from Wisconsin State Fairgrounds & Milwaukee Mile Speedway**
- **1 Mile from Milwaukee VA Medical Center - 196 Beds | 857K Annual Visits**
- **Strong Regional Essential Tenant**



Property Photos



[Click Here for Website & Full Offering Memorandum](#)

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