

12,000 SF DOLLAR GENERAL FOR SALE

9677 NATCHEZ ST., WISNER, LA 71378

12,000 SF



OFFERING SUMMARY

Sale Price:	\$571,200
Building Size:	12,000 SF
Lot Size:	0.886 Acres
Price / SF:	\$47.60
Market:	Monroe

PROPERTY HIGHLIGHTS

- 12,000 SF Dollar General For Sale, one of the Larger Dollar Generals
- Recently exercised 5 year option 2 years early, for a primary 7 year term (7 years remaining) proving Commitment to Location
- New Roof in 2013 and Remodeled Interior
- Concrete Parking Lot in Good Shape
- Excellent Visibility as Located on Main State Hwy. 425 in Wisner
- Investment Grade Credit Rating of "BBB"
- 7.5% Cap Rate
- PRICED TO SELL!! Low Cost to Own High Grade Tenant
- \$47.60/SF for Building
- Dollar General reported 30 Consecutive Years of Same Store Sales Growth

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