

F **FOR SALE**



DOLLAR TREE!!

NNN Lease Opportunity!

Great Cap Rate! These generally trade at 6.25 to 6.50 Cap rates. This is at 7.09



Great NNN Opportunity
326 E Central Entrance • “Dollar Tree”
Offered at \$1,395,000

Greg Follmer • Broker MN WI • 218.310.0013 • GregFollmer@gmail.com

230 East Superior Street • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

#010-2710-05982

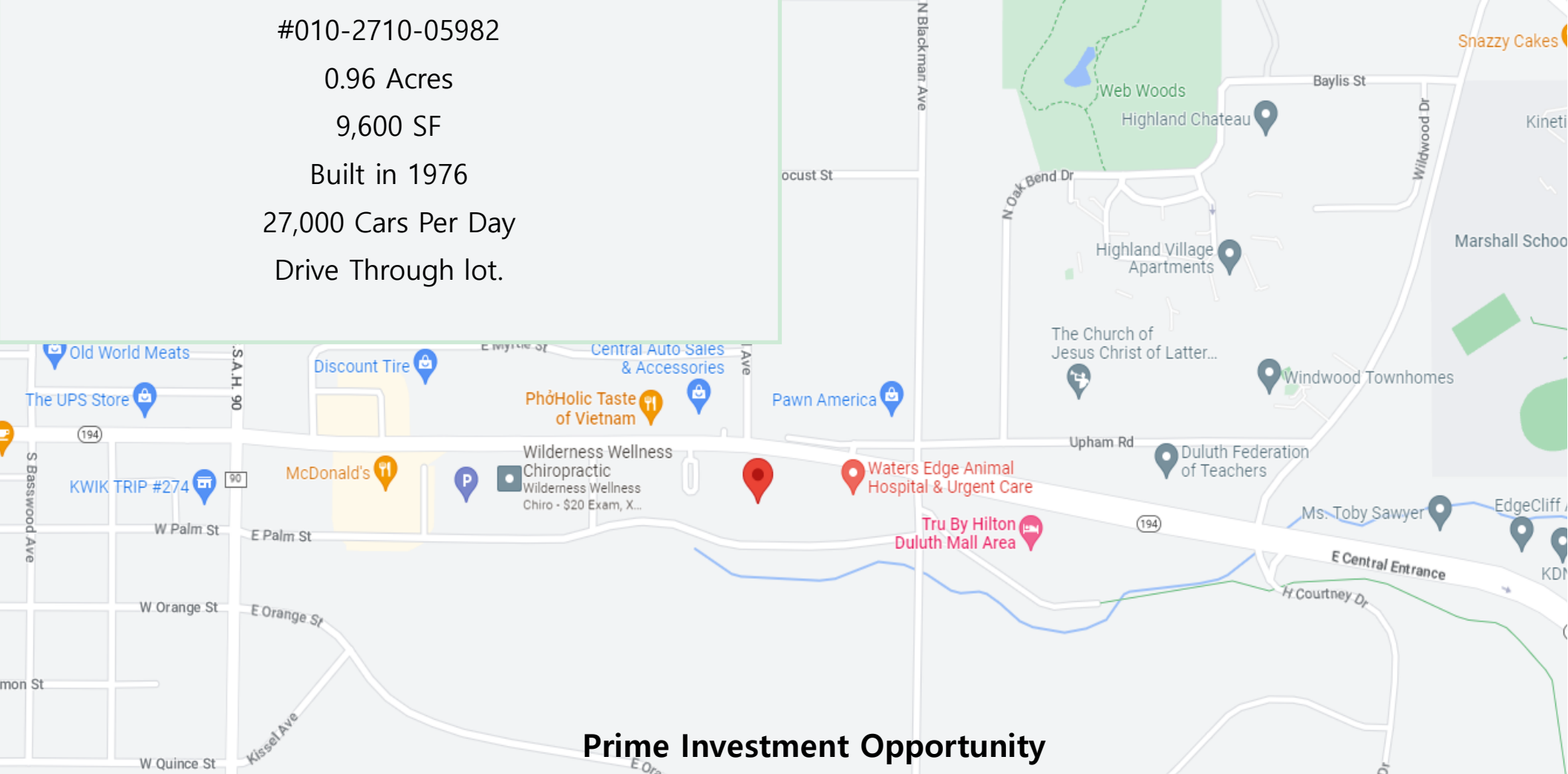
0.96 Acres

9,600 SF

Built in 1976

27,000 Cars Per Day

Drive Through lot.



Prime Investment Opportunity



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