

# For Sale



**8353 Highway 13 N, Phillips, WI 54555**

A free standing 8,000 sf Family Dollar store located in the Village of Phillips, Wisconsin. The original lease was a 10 year lease beginning January 1, 2006 and ending December 31, 2016. The first 5 year extension was executed by Family Dollar on January 1, 2017. Annual rent is \$62,700 and will increase by 10% with every 5 year extension. There are a total 6 extensions in the lease.

The lease is guaranteed by Family Dollar Stores Inc., a Delaware corporation. Tenant pays property taxes, insurance, utilities, snowplowing and lawn care. Landlord is responsible for foundations, floors, exterior walls, roof and parking lot.

**Price:** \$660,000, **Cap Rate:** 9.5%

For More Information, contact: Robert Hoag



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