

FOR SALE

Long term credit tenant

Building-10,640 s.f.

Asking: \$1,750,000.00

NNN-6.5% Cap Rate

Dollar General Investment Opportunity

ADDRESS: 484 N. Main Street, Seneca, IL 61360



New prototype Dollar General Store, picture is of the Hamel, IL store.

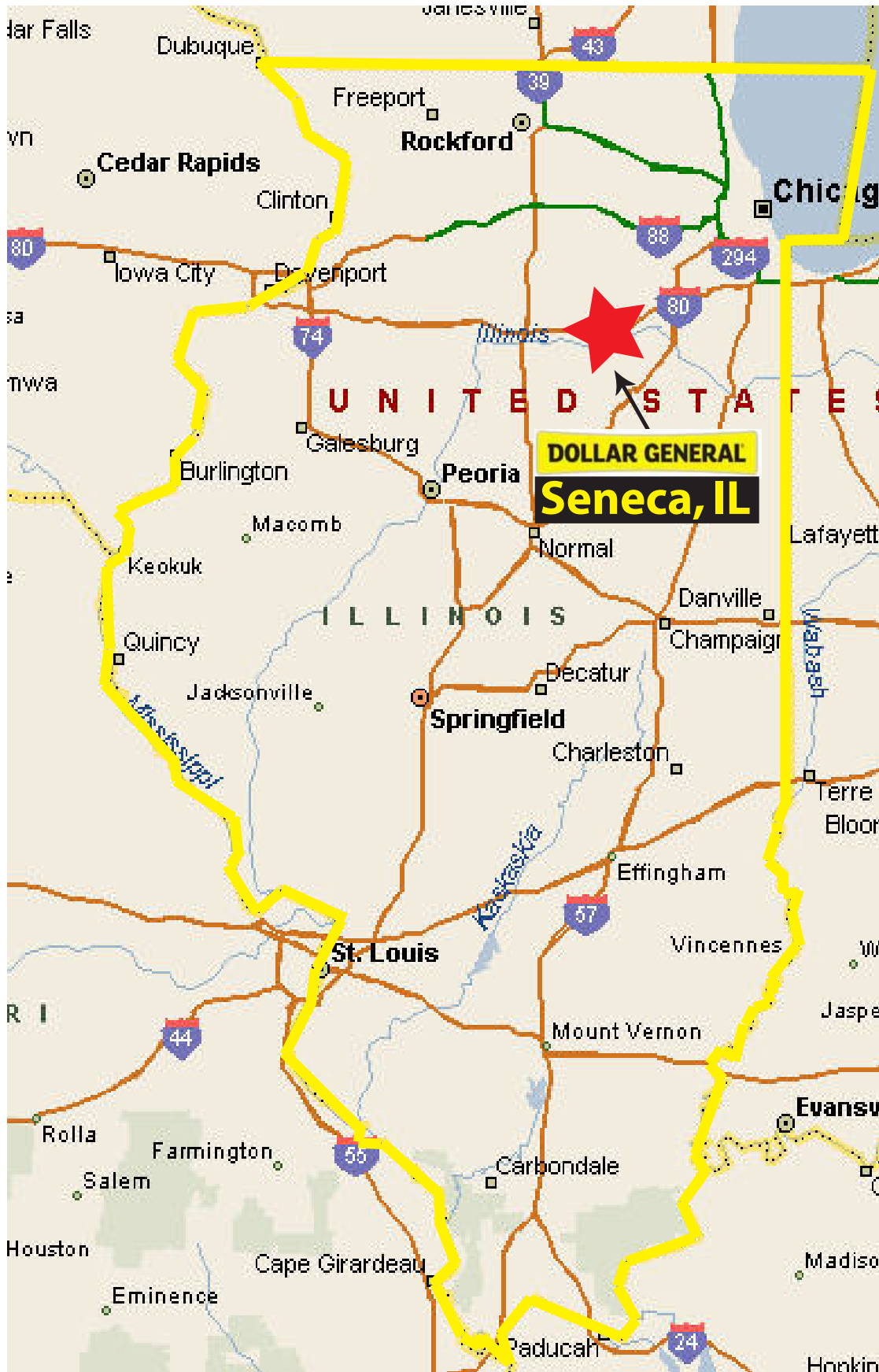
- **New 15 Year NNN Lease with three-5 year options**
- **No Landlord responsibilities**
- **Under Construction**
- **Monthly Rent: \$9,500.58**
- **Owner/Broker**
- **For More Information Contact Bob Cissell
bobcissell@cissellmueller.com**



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