
FAMILY DOLLAR

600 Augusta Avenue, Grottoes, VA 24441

Executive Summary



OFFERING SUMMARY

Sale Price:	\$268,000
CAP Rate:	8.00%
Lot Size:	1.11 Acres
Building Size:	7,000 Square Feet
Zoning:	B-2
Utilities:	Public Water Public Sewer
Access:	Augusta Avenue (Rt. 340)



PROPERTY OVERVIEW

7,000 SF building on 1.11 acres which includes separate buildable lot used for parking, property is currently leased to Family Dollar until 12/31/2021. Family Dollar has (3) 5 year renewals with 10% rent increases. Gross rent: \$25,850/year or \$2154/monthly. Landlord responsible for: Roof, structure, major maintenance (any expense over \$400), 4 roof top A/C units, mowing, lights, real estate taxes, insurance, parking lot. Tenant is responsible for: Inside minor maintenance, snow removal, and utilities. Landlord expenses average \$4,410 per year.

For More Information:

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Additional Photos



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