

FOR SALE

McCall Real Estate Investment Opportunity

SINGLE TENANT PURE NNN

315 North 3rd Street - McCall, Idaho

SALE PRICE

\$650,000

TERMS

Cash or terms acceptable to Seller

BUILDING SIZE

+/-4,564 SF

LAND SIZE

+/-38,100 SF

CAP RATE

9.23%

ANNUAL NNN RENT

\$60,000

2% annual increase

LEASING INFORMATION

- Pure Triple Net Lease
- Ten year lease term

OCCUPANCY

Building occupied by well-established tenant (business has operated in McCall for about 30 years)

COMMENTS

- Current tenant Napa Auto Parts
- Building of concrete block construction
- Total land consists of two parcels (building parcel with onsite parking and back parcel perpendicular to building parcel utilized for yard storage and additional parking)



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