

7-Eleven/McDonalds Dual Brand Offered for Sale I-70 Direct Access, N. Belle Vernon (Pittsburgh), PA

Sale Price: \$1,484,600 - 8.0% Cap



Prime Lease:	Prima Marketing, LLC
Expiration Date:	7/31/2020
Tenant Responsibilities:	Absolute NNN
Base Rent:	\$118,767.00
Escalations:	Annual 1.75% min/CPI
Sublessee	McDonalds Corporation

The property is a high performance dual-branded 7-Eleven and McDonalds location. The building is 60% occupied by 7-Eleven and 40% by McDonalds. The property fronts Interstate 70 and has traffic counts of more than 42,000 cars per day. The site has direct access from Interstate Exit 421 at Fayette Avenue in North Belle Vernon, PA. Both the 7-Eleven and McDonalds operations generate very strong sales

For detailed information please go to www.brauvn.com/711nbellevernon.htm

For more information contact John Siragusa

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