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8.00% CAP rate from 5 year NNN lease with 5 year option from 70+ year old, very profitable establishment. EV charging station expansion opportunity with required utility within 100'. The 2024 income is forecast as it assumes a sale of the tenant restaurant with a new lease rate of \$26.67/sf/yr or \$120,000 annually.

Commercial property with 8% CAP rate; NNN lease



Recast Earnings

(Not Verified By Business Team)

	12 Months Ended 12/31/2024	12 Months Ended 12/31/2023	12 Months Ended 12/31/2022	12 Months Ended 12/31/2021
Sales	\$120,000	\$84,000	\$84,000	\$84,000
Adjusted Cash Flow	\$120,000	\$84,000	\$84,000	\$84,000

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	0	OLCC, OR Lottery, Lane County Food Handler
Owners	0	0	
Hours of Operation			

Price/Terms

Lease

Asking Price	\$1,500,000	Monthly Rent Including NNN	\$11,795
Down Payment	\$1,500,000	Expires	2029
Inventory (included)	\$0	Option	For 5 years
Real Property Available	No	Size (sq.ft.)	4500
		New Lease Available	Yes

Miscellaneous

Type of Organization	LLC	Training	0 Weeks0 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.