



New Brighton Holiday

201 W County Road E2 New Brighton, Minnesota 55112

Property Highlights

- 15-Year Absolute NNN Lease
- Car Wash
- Recently Upgraded
- Major Highway Access
- Excellent Ingress & Egress

Sale Price:	\$5,817,391
Building Size:	5,089 SF
Lot Size:	1 Acre

Property Overview

Seasoned NNN absolute net-leased convenience store property. Excellent for 1031 Tax-Deferred Exchange investors. New, fifteen-year lease. Could provide for significant Bonus Depreciation.

For More Information

Michael Houge, CCIM, SIOR

O: 612 701 7454

michael@nailegacy.com | MN #86083

Garrett Farmer

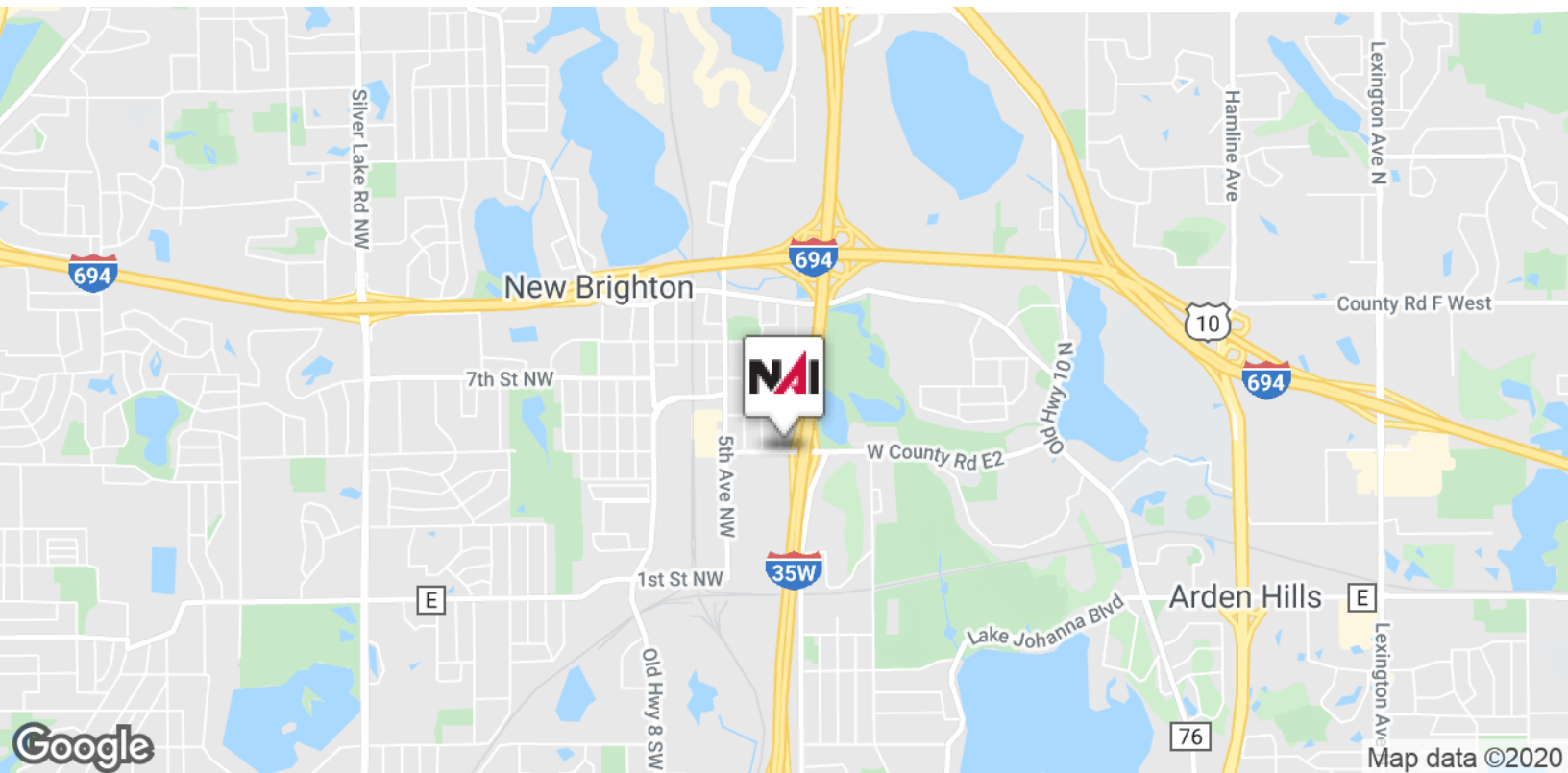
O: 612 201 6282

garrett@nailegacy.com | MN #40247953

This investment analysis was prepared in order to help you decide to either purchase or sell this property. NAI Legacy used a specific set of assumptions to create this analysis, but is not representing that any of the assumptions will materialize. There is a certain degree of inherent risk associated with commercial real estate investing, and you as buyer or seller, are advised to seek advice from your accountant, attorney and or other advisors, and to view this information as hypothetical. Although this analysis can be useful in making decisions about this property, any of the assumptions could change which may materially alter your conclusions.

All information furnished by NAI Legacy is from sources judged to be reliable, however, no warranty or representation is made to its accuracy or completeness. Property is subject to price change, prior sale, or lease and withdrawal from the market, all without notice.

3600 American Blvd W, Suite 360
Bloomington, MN 55431
612 383 2590 tel
nailegacy.com



This investment analysis was prepared in order to help you decide to either purchase or sell this property. NAI Legacy used a specific set of assumptions to create this analysis, but is not representing that any of the assumptions will materialize. There is a certain degree of inherent risk associated with commercial real estate investing, and you as buyer or seller, are advised to seek advice from your accountant, attorney and or other advisors, and to view this information as hypothetical. Although this analysis can be useful in making decisions about this property, any of the assumptions could change which may materially alter your conclusions.

All information furnished by NAI Legacy is from sources judged to be reliable, however, no warranty or representation is made to its accuracy or completeness. Property is subject to price change, prior sale, or lease and withdrawal from the market, all without notice.

3600 American Blvd W, Suite 360
Bloomington, MN 55431
612 383 2590 tel
nailegacy.com