



Champlain Holiday

11430 Jefferson Ct Champlin, Minnesota 55316

Property Highlights

- 15-Year Absolute NNN Lease
- Car Wash
- Recently Upgraded
- Excellent Ingress and Egress

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.



Sale Price:	Subject To Offer
Building Size:	2,904 SF
Lot Size:	1.59 Acres

For More Information

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Garrett Farmer

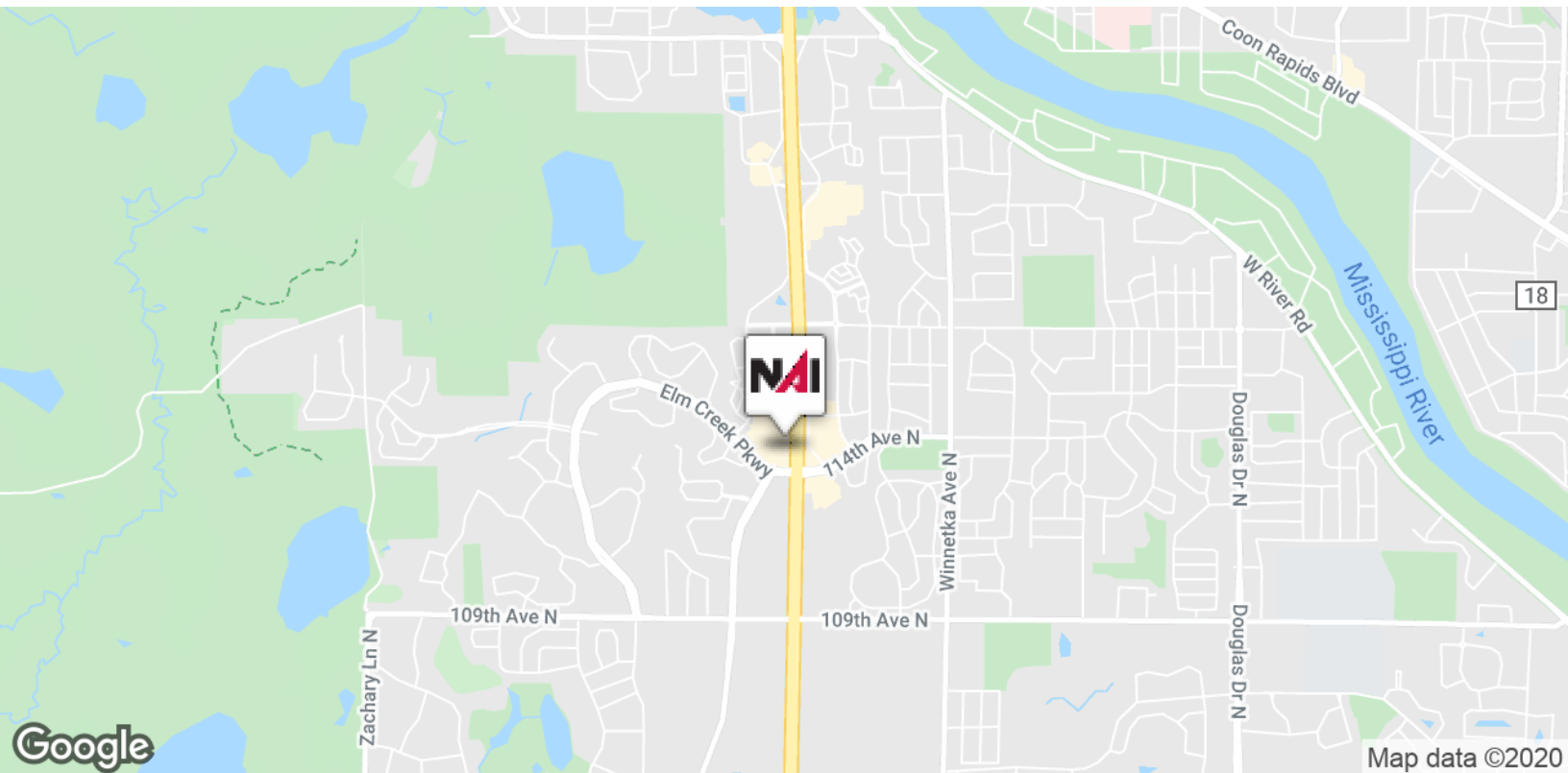
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This investment analysis was prepared in order to help you decide to either purchase or sell this property. NAI Legacy used a specific set of assumptions to create this analysis, but is not representing that any of the assumptions will materialize. 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.

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