

FOR SALE
NNN
Investment

Full Service Wendy's Restaurant

3,370 SF

1995 Alabama Avenue, Bremen, GA,



DESCRIPTION

LOCATION:	Off Exit 11 on Interstate I – 20, Bremen, GA in the western Atlanta Metropolitan Area
ASKING PRICE:	\$1,000,000 (\$296.74/Square Foot)
BUILDING SIZE:	3,370 SF
LAND SIZE::	1.2046 ACRES
CAP RATE:	7.5 %
LEASE START DATE:	August 7 th , 1986
LEASE OPTIONS:	4-5 Year Terms
LEASE STATUS:	2 nd option term start date September, 2011
LEASE TYPE:	Absolute Net



EXCLUSIVELY MARKETED BY



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