



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Freestanding Walgreens & Rite Aid For Sale

Owner Seeking Closing by Year End 2018

Freestanding Walgreens

11 Years Remaining on Initial Term

250 NY-104

Oswego, NY 13126

Original Price ~~\$9,700,059.70~~

New Price **\$8,917,685.00 – 7.4 CAP**



Highest CAP rate in the country on Walgreens with long remaining term

Freestanding Rite Aid

11 Years Remaining on Initial Term

3987 Lockport Olcott Rd

Lockport, NY 14094

Price **\$7,432,966.00**

6 CAP



Under Contract

Freestanding Walgreens

15 Years Remaining on Initial Term

1929 US Route 5 & 20

Waterloo, NY 13165

Original Price ~~\$8,747,274.67~~

New Price **\$7,978,932.00 – 7.4 CAP**



Highest CAP rate in the country on Walgreens with long remaining term

Call Joe Today for More Information!

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.

Joe Draghi

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