

## *Commercial Property*

# FOR SALE

**Address:**  
575 Swan Road

**Parcel #:**  
D-365-16

**Building size:**  
37,006

**Parking:**  
235 Stalls

**Lot size:**  
4.73 Acres

**Zoning:**

**Taxes:**  
Paid by Tenant  
\$55,685-09

**Price:**  
\$3,350,000



Great investment! Net Leased supermarket with 10 years left on a 20 year lease with (4) five year options to extend. Monthly rent is \$20,824, CAM charges, Real Estate Taxes and any special assessments are paid by the tenant. Piggly Wiggly is a sublease of Fresh Brands Distributing Inc. a large wholesale grocery company. Great Location and visibility. Call for more details

### **For Additional Information, Contact:**

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