

# Commercial - SALISBURY, MD



**825 W Isabella Street, Salisbury, MD, 21801**

Offered at \$500,000

Well trafficked Gas Station and C-Store 11 Year NNN lease in place with experienced operator \$38,962.50 NOI Only Landlord expense is 1/2 the property taxes Phase 1 & 2 Environmental completed in 2017 No fuel distribution agreement in place Tenant holds all licenses (alcohol/lottery) with no Landlord obligation 10,000 gallon tanks 2 additional lots with separate addresses 3% annual increases begin June 2024

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.1 acre (lot size)

Built: 1952



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