



2120 W MORRIS ST, INDIANAPOLIS, IN



PRICE: \$ 1,130,345



CAP RATE: 7.25%

LOCATION **STABILITY**
REIMBURSEMENTS

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Nestled in an active West Indianapolis neighborhood, this bustling Dollar General caters to both the surrounding residential base and area businesses alike. The subject property is located Southwest of downtown Indianapolis, in close proximity to some of Indianapolis' largest companies, including Eli Lilly, Rolls-Royce, Anthem Insurance, and OmniSource. The subject property is an 11,902 square foot single tenant building leased to Dollar General, which opened in September 2014. The building is situated on a 0.87 acre parcel with forty-eight (48) exclusive parking spaces. Dollar General reimburses the Landlord for the common area expenses monthly, reimburses taxes annually, and pays Landlord's property and liability insurance directly.



6440 Westfield Blvd.
Indianapolis, IN 46220
317.472.1800