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Coffee & Bagel Brands | **HIGH-QUALITY NET-LEASED COFFEE & BAGELS CONCEPT**  
**Direct access from I-94**

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■ Minnesota

|                  |             |
|------------------|-------------|
| Price            | \$1,900,000 |
| Cap Rate         | 6.50%       |
| Average Cap Rate | 6.83%       |
| NOI              | \$117,812   |
| Building         |             |
| Size/Square Feet | 2,550       |
| Lot size         | 1 Acres     |
| Year Built       | 2018        |



LISTED BY

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