MLS # 200726 Address: 77 Conalco Drive

## **ALL FIELDS DETAIL**



MLS# 200726 Class COMMERCIAL /INDUSTRIAL

Light Industrial Type JACKSON E CTRL Area

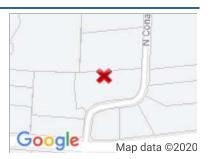
Asking Price \$5.500

Address 77 Conalco Drive

Address 2

Citv Jackson State ΤN 38305 Zip Status Active Sale/Rent For Rent IDX Include

City Limits Yes For Lease Sale/Lease # of Parking Spaces 25





















## **GENERAL**

Lease Price per SQFT \$5.50 Lease Price per Month \$5,500.00 Net Lease (Y/N) Yes # of Stories 1.00 **Number of Acres** 2.25 Agent **Listing Office 1** Coldwell Banker, Real Est. Now - Main:

731-668-1777

**List Agent Email** lee@leegodfrey.com

**Listing Agent 2** 

ListAgent 2 Email

**Consession Seller Offer** \*3 **Exclusive Right** 

**Listing Type** Owner

**Listing Date** 2/19/2020

Map # 065F Parcel # 008.00

**Electric Voltage** 

**Total SQFT** 12.000 Office SQFT 1421 **RE Taxes** 4634 # of Docks 4 Year Built 1995 Rail Siding (Y/N) No

**Traffic Count** 

**GENERAL INDUST** 7one

**Gross Operating Income** 

Maintenance **Debt Service** Other Expenses **Off Market Date** 

**Lender Reg Proof of Funds** Yes **Update Date** 2/21/2020 **HotSheet Date** 2/21/2020

Input Date 2/21/2020 11:35 AM

**VOW Include** Yes **VOW Comment** Yes **Agent Hit Count Original Price** \$5.500 Taxes - City 2107

Office Park Price Per SqFt

**Taxes - County** 2527

**Geocode Quality** Sold Price Per SQFT

Input Date 2/21/2020 11:35 AM

Deed

Lee W Godfrey - Cell: 731-343-2900

ListAgent Cell Phone 731-343-2900

**List Team** Lee Godfrey Team

ListAgent 2 Cell Phone

Listing Office 2

Dual/Variable Rate (Y/N) No Owner/Agent (Y/N) No 25 Age

County MADISON COUNTY

Group

Lot Size 2.25 Ac +/-**Electric Amps** 220 Warehouse SQFT 10,579 Ceiling Height 16 **Personal Property Tax** Λ 255+/-Front Footage Building Sprinklers (Y/N) Nο Zoned Historical (Y/N) Nο

**Entry Date** 02/21/2020

**Gross Annual Income** 

Vacancy

**RE Taxes** 4634

**Net Operating Income** 

**Cash Flow** Search By Map

Tax ID Status Date 2/21/2020 **Price Date** 2/21/2020

Associated Document Count **VOW Address** Yes VOW AVM Yes **Client Hit Count** 0 **Davs On Market** 2 CoOp Fee

Loan Type

Sentrilock being Used No Sentrilock Serial Number

**Picture Count** 20 **Associated Staff Amendments** 

**Update Date** 

Page #

2/21/2020 11:35 AM

**FEATURES** 

**LOADING** AIR CONDITIONING **HEAT** PRESENT TENANT MLS # 200726 Address: 77 Conalco Drive

**FEATURES** 

Electric

**AVAILABLE TRANSPORTATION** 

City Street

CONSTRUCTION

Masonry/Steel

**ELECTRICITY PHASE** 

1 Phase **FLOORS** 

Concrete Slab/Grade

Central Gas

**HEATING (FUEL)** Natural Gas **INCLUSIONS** 

Security System **INTERIOR FEATURES** 

Ceiling Whse 10+

Loading Dock 2+

Truck Well 2+ Ground Level Door

LOCATION Free Standing

**POSSESSION** At Closing

PRESENT USE Industrial **ROOF SYSTEM** 

Vacant

Corrugated Steel **TO SHOW** 

Call Listing Agent Must Have Appoinment

**FINANCIAL** 

Syndication Remarks

12,000 SF Warehouse & Office on Conalco Drive. \$5,500 base rent + \$690/month CAM. 5 year lease. 1421 SF Office

space - Sales counter, 2 offices, showroom, 2 restrooms,

kitchen.

Type of Sale Normal Sale

**SOLD STATUS** 

**How Sold Closing Date** Selling Agent 1 **Sell Team** 

**Legal Sellers Name** Home Warranty (Y/N) **Contract Date** Sold Price Selling Office 1 **Seller Concessions Additional Comments** 

**DIRECTIONS** 

Directions From I-40 @Exit 85, go south on FE Wright Dr, right on Parkway, right on Conalco Dr, property on left

**PUBLIC REMARKS** 

Brochure Comments 12,000 SF Warehouse & Office on Conalco Drive. \$5,500 base rent + \$690/month CAM. 5 year lease. 1421 SF Office space - Sales counter, 2 offices, showroom, 2 restrooms, kitchen.

AGENT ONLY REMARKS

Agent Only Remarks \*Should negotiations result in seller paying closing costs, CSO to be calculated on Final Sale Price less closing costs paid by seller x CSO. Seller requests prequalification letter with all offers.

**ADDENDUM** 

Addendum

**ADDITIONAL PICTURES** 

























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