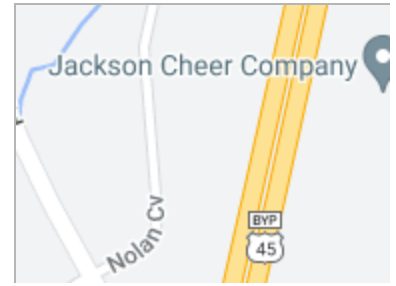


ALL FIELDS DETAIL



MLS # 240892
Class COMMERCIAL /INDUSTRIAL
Type Office Building
Area JACKSON NORTH W
Asking Price \$20
Address 26 Nolan Cove
Address 2
City Jackson
State TN
Zip 38305
Status Active
Sale/Lease For Lease
IDX Include Y

City Limits Yes
Sale/Lease For Lease
of Parking Spaces 10



GENERAL

Annual Lease Price per SQFT	\$20.00	Lease Price per Month	\$2,543.00
Net Lease (Y/N)	Yes	# of Stories	1.00
Number of Acres		Agent	Lee W Godfrey - Cell: 731-343-2900
Listing Office 1	Coldwell Banker Barnes - Office: 731-668-1777	ListAgent Cell Phone	731-343-2900
List Agent Email	lee@leegodfrey.com	List Team	Lee Godfrey Team
Listing Agent 2		ListAgent 2 Cell Phone	
ListAgent 2 Email		Listing Office 2	
Consession Seller Offer		Dual/Variable Rate (Y/N)	No
Listing Type	Exclusive Right	Owner/Agent (Y/N)	No
Owner		Age	8
Listing Date	3/4/2024	County	MADISON COUNTY
Map #	033	Group	
Parcel #	055.26	Lot Size	-
Electric Voltage		Electric Amps	
Total SQFT	1,526	Warehouse SQFT	0
Office SQFT	1526	Ceiling Height	
RE Taxes	3296	Personal Property Tax	
# of Docks		Road Frontage	
Year Built		Building Sprinklers (Y/N)	
Rail Siding (Y/N)		Zoned Historical (Y/N)	
Traffic Count		Entry Date	3/4/24
Zone	B-5 - Highway Business Distric	Approx. Gross Annual Income	
Approx. Gross Operating Income		Vacancy	
Maintenance		Debt Service	
Net Operating Income		Other Expenses	
Cash Flow		Off Market Date	
Search By Map		Lender Req Proof of Funds	Yes
Tax ID		Update Date	3/4/2024
Status Date	3/4/2024	HotSheet Date	3/4/2024
Price Date	3/4/2024	Input Date	3/4/2024 11:48 AM
Associated Document Count	5	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	3
Client Hit Count	0	Original Price	\$20
CoOp Fee	*3%	Loan Type	
Price Per SqFt		Retail Sqft	
Lease Price Per Sqft		Sentrilock being Used	Yes
Sentrilock Serial Number	1412104	Location Park	
Capitalization Rate		Geocode Quality	
Picture Count	6	Sold Price Per SQFT	
Buyers/Leasing Agent CoOp Details		Input Date	3/4/2024 11:48 AM
Update Date	3/4/2024 11:54 AM	Deed	
Page #		Video Count	0

FEATURES

AIR CONDITIONING ELECTRICITY PHASE LOCATION ROOF SYSTEM

FEATURES

Electric	1 Phase	Business Park	Built Up
AVAILABLE TRANSPORTATION	HEAT	POSSESSION	TO SHOW
City Street	Forced Air	At Closing	Call Appt Center 421-8100
CONSTRUCTION	HEATING (FUEL)	PRESENT TENANT	
Brick	Natural Gas	Vacant	
DOCS ON FILE	LOADING	PRESENT USE	
Aerial	Ground Level Door	Medical	
Floor Plan		Office	

FINANCIAL

Syndication	Seller will complete this shell for either OFFICE or RETAIL space. Located just off Hwy 45 By-Pass in Nolan Park development (3.3 Mi north of I-40, 3 Mi south of NEW Jackson/Baptist Clinic, recently rezoned to B-5 Commercial which allows both retail & office. Structure was built in 2016, this space will have brand new interior, including new electrical, plumbing & HVAC. Owner requesting a 5 year lease, 1526 Sq Ft ... \$2,543/Mo rent + \$627/Mo CTI. Call listing agent for finish details and floor plan.	Type of Sale	Normal Sale
Remarks		Taxes - City	1,526.00
		Taxes - County	1,770.00

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Seller / Leasing Agent		Selling Office 1	
Sell Team		Seller / Landlord Concessions	
Legal Sellers Name		Additional Comments	

DIRECTIONS

Directions From I-40 and Hwy 45 By-Pass (Exit 80), travel north on By-Pass, left on Old Humboldt, right on Nolan Cv, building on right.

PUBLIC REMARKS

Brochure Comments Seller will complete this shell for either OFFICE or RETAIL space. Located just off Hwy 45 By-Pass in Nolan Park development (3.3 Mi north of I-40, 3 Mi south of NEW Jackson/Baptist Clinic, recently rezoned to B-5 Commercial which allows both retail & office. Structure was built in 2016, this space will have brand new interior, including new electrical, plumbing & HVAC. Owner requesting a 5 year lease, 1526 Sq Ft ... \$2,543/Mo rent + \$627/Mo CTI. Call listing agent for finish details and floor plan.

AGENT ONLY REMARKS

Agent Only Remarks Following in Assoc. Docs: Lease info sheet & floor plan & B-5 Zoning regs. Building is empty shell, owner will complete space as per attached floor plan or for retail space; possible upcharge for customization. Tenant may select floor coverings and paint colors. VACANT, CALL 731.421.8100 TO SHOW.

ADDENDUM

Addendum

ADDITIONAL PICTURES



DISCLAIMER

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