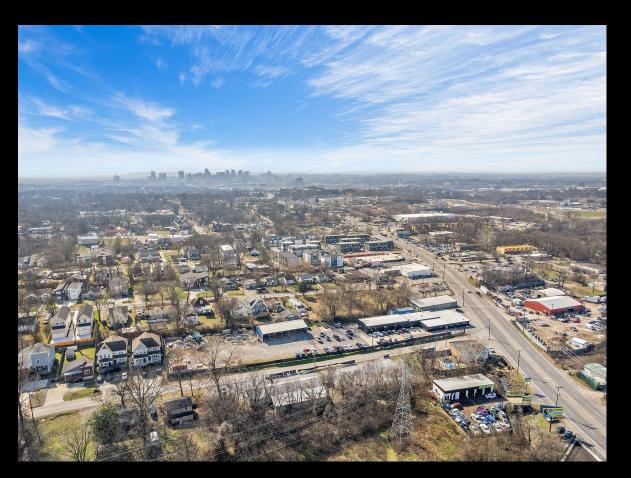


107 Kingston St, Nashville, TN 37207







## 107 Kingston Street

\$1,995,000 | NOI: \$120K | 6% CAP | 5 YR NNN

Located in a prime area close to I-24 & I-65, this one acre commercial-service zoned lot hosts a 4,300 square feet flex building and roughly 0.33 acres of fenced outdoor storage.

Full property renovation completed in December 2024. Building features warehouse, two office spaces and two bathrooms.

Brand new five year lease began January 2025 with annual NOI totaling \$120K, 3% annual escalations, and 1 five year option to renew.



## **Demographics**

Population: 5 miles - 198,034 Households: 5 miles - 85,369 Avg Household Income - \$82,450 Traffic Vol., Dickerson Pk: 16,232

## **Key Details**

Building Size: 4,300 SF

Office Space: 2

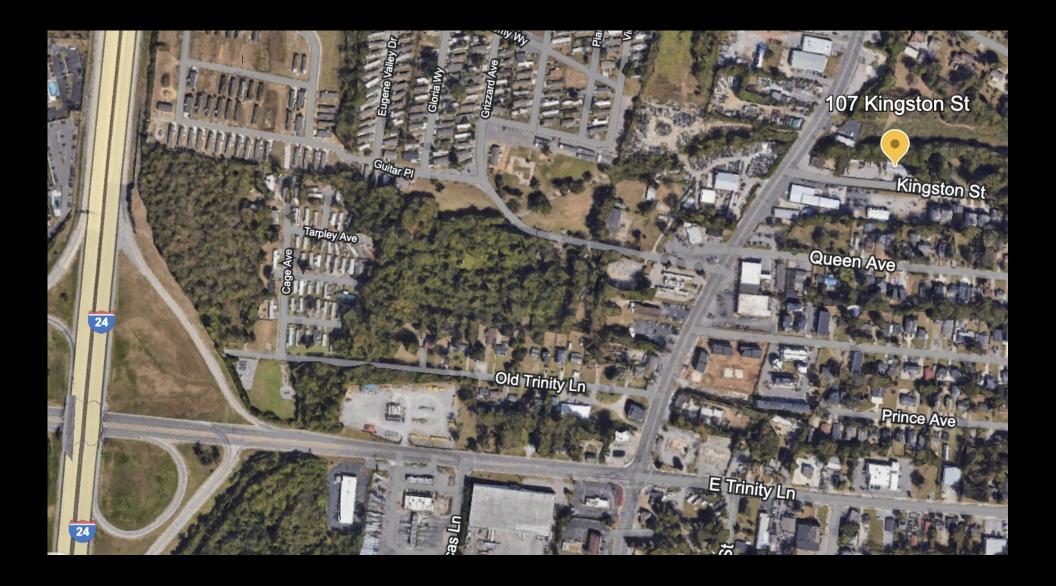
Bathroom: 2

Roll Up Doors: 9 ft. & 16 ft.

Ceiling Height: 11 ft.

Property Type: Mixed Use Zoning: Commercial Service

(CS)





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