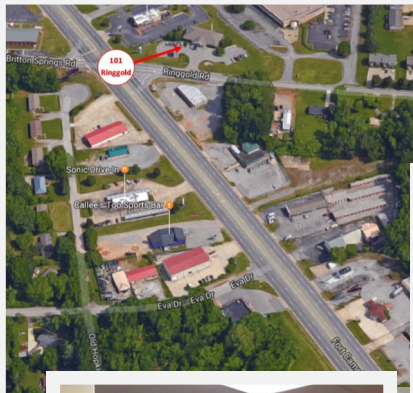


# 101 Ringgold Rd

101 Ringgold Rd | Clarksville | Tennessee | 37042



**AVAILABLE FOR SALE**

**\$1,486,000**

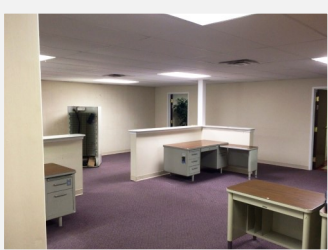
10,000 SF Building



10,000 SF Building. Fully Leased by Single tenant. Excellent, high visibility, high traffic Location at signaled intersection. Signage on Fort Campbell Blvd.

Minimal landlord maintenance and responsibilities.

Excellent Investment Property!



Jason Daugherty — Commercial Real Estate, Land Sales & Leasing



**BERKSHIRE HATHAWAY**  
HomeServices  
PenFed Realty

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# 101 Ringgold Rd

101 Ringgold Rd | Clarksville | Tennessee | 37042



## 2019 Proforma Financials:

### 101 Ringgold Rd

Gross Annual Income - \$144,780

Property Taxes - (\$11,060)

Property Insurance - (\$1,254)

Operating Expenses Estimate (5%) - (\$6,623)

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NOI - \$125,843

**Proposed Cap Rate - 8.47**

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