| 60286239 | Commercial-All Types | Retail | Active |

County: Greene
Aprx Lot Size (Acres): 1.46
Aprx Year Built: 1984
Lake/River: None
Agreement Type: Exclusive Right To Lease
Sign on Property: Yes
Garage/Carport: No

List Price: $10.5
List Price/SqFt: 0
Monthly Lease Rate: 4,323
Lease Rate ($/SF/YR): 10.5
Lease Type: NNN
Lease Type: NNN
SqFt - Total: 4,940
Inside City Limits: Yes
Construction Status: Existing
Foreclosure/Short Sale: No
Historical District Comments: NONE

Directions: FROM US 65: WEST FROM BATTLEFIELD EXIT APPROX. 2.5 MILES TO S. JEFFERSON ST. PROPERTY ON SW CORNER.
Legal Description: 1.45A W 219 FT E 1599 FT N 20A SW1/4 1/28/22 (EX STS)

Marketing Remarks: GREAT VISIBILTY; EASY ACCESS. PROPERTY VERY WELL MAINTAINED. PROPERTY CURRENTLY CONFIGURED APPROX. 70% RETAIL SHOWROOM AND 30% STORAGE AND OFFICE (EASILY RECONFIGURED)

Details	Dock Information	Tax & Legal
How to Show: Call Listing Agent **County:** Greene **Miscellaneous:** 1 Phase; Columns; Delivery Door(s); Display Window; Inside Storage; Private Restrooms; Public Restrooms; Security Lighting; Shelving; Sign-Pole; Smoke Detectors; Water Heater-Gas **Utilities Available:** Electric; Gas; Master Meter; Public Sewer; Public Water; Tenant Pays **Business Type:** Distribution; Franchise; Office; Retail; Vacant; Warehouse	**Parking:** 11-15 Spaces; Paved; Shared Drive **Heating:** Forced Air; Gas **Cooling:** Central; Electric **Restrooms:** 2 **Waterfront/View:** None **Roof:** Flat Roof	**Real Estate Tax:** 12,356 **Parcel ID:** 1801302082 2024 **Transaction Type:** Lease

Presented by
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