

For Sale

Stabilized Investment Opportunity



\$1,051,500 8% Cap
1,500 SF +/- on .88 AC

**2480 Central Avenue
Humboldt, Tennessee 38343**

- ❑ 7 years remaining on 11 year lease
- ❑ NOI: \$84,120.00 with 2% annual increases
- ❑ Absolute Net Lease
- ❑ Strong Tenant with 100+ locations across Tennessee
- ❑ Stabilized location with 10 years of operation



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.

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