

Dollar General Clinton, TN - 7.7 CAP

628 Clinch Ave, Clinton, TN 37716



Listing ID: 30386791
 Status: Active
 Property Type: Retail-Commercial For Sale
 Retail-Commercial Type: Street Retail
 Size: 9,000 SF
 Sale Price: \$867,500
 Unit Price: \$96.39 PSF
 Sale Terms: Cash to Seller



Overview/Comments

Just Listed! 7.7 CAP!! Stand alone Dollar General in Clinton TN on a major highway. The property was built for Dollar General in 2004. It is currently NN leased to Dollar General through October of 2024 on an early lease extension, with two 5 year renewal options remaining. New HVAC in 2015. Well located to serve the local residents with easy access from the main highway and rear egress to side street. Square footage is from tax records, is not guaranteed, & should be verified by Buyer.

From Knoxville, take Clinton Hwy north approximately 15 miles. Dollar General will be on your left just as you are entering Clinton.

More Information Online

<http://www.kaarcie.com//listing/30386791>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Anderson County	Building/Unit Size (RSF):	9,000 SF
Tax ID/APN:	082G E 017.03	Land Area:	1.08 Acres
Retail-Commercial Type:	Street Retail	Sale Terms:	Cash to Seller
Property Use Type:	Net Leased Investment (NNN), Investment	Cap Rate:	7.7%
Building Name:	NN Dollar General - Clinton, TN		

Area & Location

Retail Clientele: General, Family, Business, Traveler, Tourist, Recreation
 Property Located Between: Clinch Ave and Hiway Drive
 Property Visibility: Excellent

Building Related

Tenancy:	Single Tenant	Construction/Siding:	Metal Siding
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	9,000 SF	Freight Elevators:	0
Property Condition:	Good	Heat Type:	Electricity
Year Built:	2004	Heat Source:	Central
Roof Type:	Flat		

Land Related

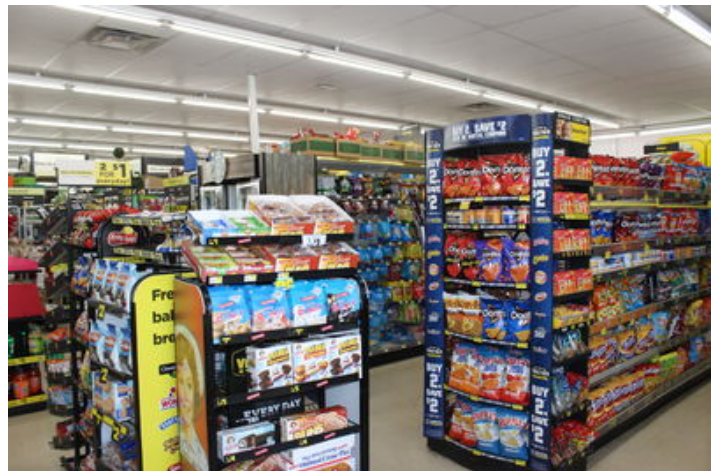
Water Service: Municipal
 Sewer Type: Municipal

Location

Address: 628 Clinch Ave, Clinton, TN 37716
County: Anderson
MSA: Knoxville



Property Images

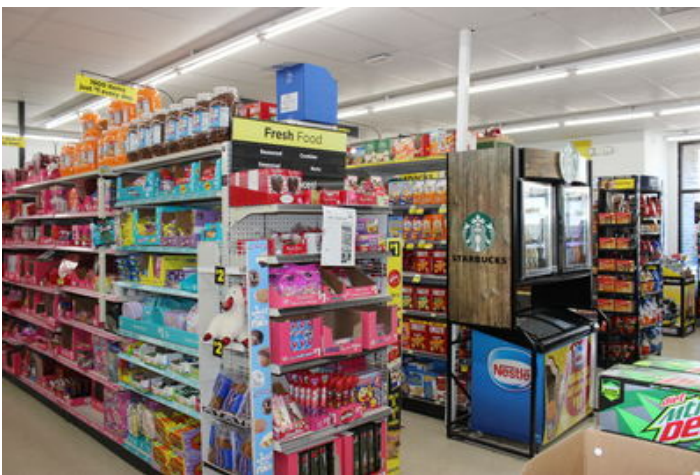




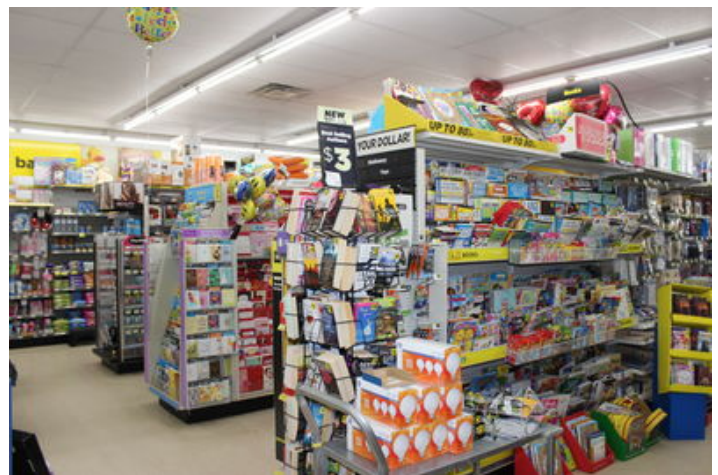
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Property Contacts



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