

**ALL FIELDS DETAIL**



**MLS #** 187479  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Office Building  
**Area** DYERSBURG  
**Asking Price** \$1,100  
**Address** 109 W Market Street  
**Address 2**  
**City** Dyersburg  
**State** TN  
**Zip** 38024  
**Status** Active  
**Sale/Rent** For Rent  
**IDX Include** Y

**City Limits** Yes  
**Sale/Lease** For Lease  
**# of Parking Spaces** 6



**GENERAL**

<b>Lease Price per SQFT</b>	\$10.50	<b>Lease Price per Month</b>	\$2,600.00
<b>Net Lease (Y/N)</b>	No	<b># of Stories</b>	2.00
<b>Number of Acres</b>	0.00	<b>Agent</b>	Mark Oakes - Cell: 731-589-2050
<b>Listing Office 1</b>	First Southern Real Estate - Main: 731-285-3233	<b>ListAgent Cell Phone</b>	7315892050
<b>List Agent Email</b>	mark@markoakes.com	<b>List Team</b>	
<b>Listing Agent 2</b>		<b>ListAgent 2 Cell Phone</b>	
<b>ListAgent 2 Email</b>		<b>Listing Office 2</b>	
<b>Consession Seller Offer</b>	0	<b>Dual/Variable Rate (Y/N)</b>	No
<b>Listing Type</b>	Exclusive Right	<b>Owner/Agent (Y/N)</b>	No
<b>Owner</b>	Dahl	<b>Age</b>	119
<b>Listing Date</b>	4/1/2019	<b>County</b>	DYER COUNTY
<b>Map #</b>	099B	<b>Group</b>	K
<b>Parcel #</b>	029.00	<b>Lot Size</b>	24x119
<b>Electric Voltage</b>	Single	<b>Electric Amps</b>	30
<b>Total SQFT</b>	5,000	<b>Warehouse SQFT</b>	0
<b>Office SQFT</b>	2856	<b>Ceiling Height</b>	14
<b>RE Taxes</b>	1204	<b>Personal Property Tax</b>	0
<b># of Docks</b>	0	<b>Front Footage</b>	24
<b>Year Built</b>	1900	<b>Building Sprinklers (Y/N)</b>	No
<b>Rail Siding (Y/N)</b>		<b>Zoned Historical (Y/N)</b>	Yes
<b>Traffic Count</b>		<b>Entry Date</b>	04/03/2019
<b>Zone</b>	PLANNED COMM DV	<b>Gross Annual Income</b>	
<b>Gross Operating Income</b>		<b>Vacancy</b>	
<b>Maintenance</b>		<b>RE Taxes</b>	
<b>Debt Service</b>		<b>Net Operating Income</b>	
<b>Other Expenses</b>		<b>Cash Flow</b>	
<b>Off Market Date</b>		<b>Search By Map</b>	
<b>Lender Req Proof of Funds</b>		<b>Tax ID</b>	
<b>Update Date</b>	4/4/2019	<b>Status Date</b>	4/4/2019
<b>HotSheet Date</b>	4/4/2019	<b>Price Date</b>	4/4/2019
<b>Input Date</b>	4/4/2019 11:46 AM	<b>Associated Document Count</b>	0
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	36	<b>Client Hit Count</b>	1
<b>Original Price</b>	\$1,100	<b>Days On Market</b>	7
<b>Taxes - City</b>	0	<b>CoOp Fee</b>	half
<b>Office Park</b>		<b>Loan Type</b>	
<b>Price Per SqFt</b>		<b>SentriLock being Used</b>	No
<b>Taxes - County</b>	0	<b>SentriLock Serial Number</b>	
<b>Geocode Quality</b>	Manually Placed Pin	<b>Picture Count</b>	2
<b>Sold Price Per SQFT</b>		<b>Input Date</b>	4/4/2019 11:46 AM
<b>Update Date</b>	4/4/2019 11:46 AM	<b>Deed</b>	816
<b>Page #</b>	539		

**FEATURES**

**AIR CONDITIONING**                      **ELECTRICITY PHASE**                      **LOCATION**                      **PRESENT USE**

**FEATURES**

Electric Office Area Only	1 Phase <b>FLOORS</b> Wood	General Business District <b>POSSESSION</b> Negotiable	Office <b>ROOF SYSTEM</b> Built Up
<b>AVAILABLE TRANSPORTATION</b> City Street	<b>HEAT</b> Central Gas	<b>PRESENT TENANT</b> Vacant	<b>TO SHOW</b> Call Listing Agent
<b>CONSTRUCTION</b> Brick & Frame	<b>HEATING (FUEL)</b> Natural Gas		

**FINANCIAL**

<b>Syndication Remarks</b>	<b>Type of Sale</b>	Normal Sale
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**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Sell Team</b>	<b>Seller Concessions</b>
<b>Legal Sellers Name</b> Dahl	<b>Additional Comments</b>
<b>Home Warranty (Y/N)</b>	

**DIRECTIONS**

**Directions** South side of Dyersburg Square on West Market Street.

**PUBLIC REMARKS**

**Brochure Comments** Opportunity to surround your Business in Dyersburgs only Historic Downtown Development. Impressive exterior Building Decor, Location on county square, tremendous walking traffic count, and is being developed in stages from lower floors and then up. Currently the prime floor is ready for your plans. Call agent to be shown this jewel and start planning your business design and your build out to success.

**AGENT ONLY REMARKS**

**Agent Only Remarks** Two Baths on Main floor, and 3 offices currently created but area is open for your designs. 2 year lease for special out build 1 year normal 2nd floor to be future build out...expecting second floor minimum of #1100/month Monthly lease includes utilities, BUT NOT GARBAGE FEE Build out will be crown moulding, Solid panel doors, etc.

**ADDENDUM**

Addendum

**ADDITIONAL PICTURES****DISCLAIMER**

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