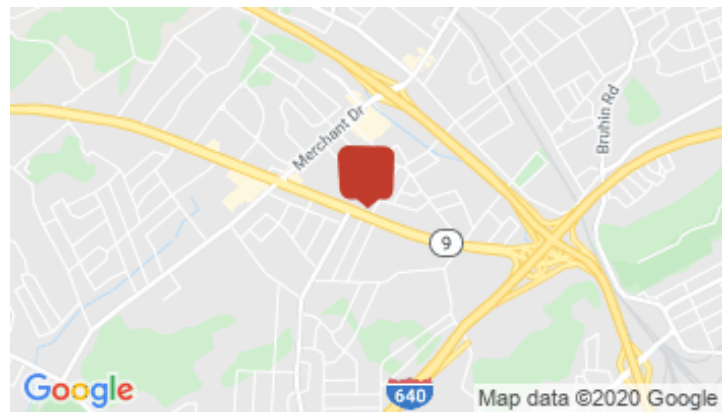


Former Enterprise Rent-A-Car

4816 Clinton Hwy, Knoxville, TN 37912



Listing ID:	30564531
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Convenience Store, Day Care Facility
Gross Land Area:	0.63 Acres
Sale Price:	\$595,000
Unit Price:	\$92.53 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	068MA040
Zoning:	C-H-2
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	6,430 SF
Property Visibility:	Excellent
Highway Access:	Immediate
Tenancy:	Single Tenant
Year Built:	2007
Construction/Siding:	Stone, Stucco
Parking Type:	Surface



Overview/Comments

0.63 acres at the corner of Clinton Highway and West Inskip Road. Located off the interstate intersection of 640 / 75 / 275. Over 27,500 Cars Per Day with incredible signage and visibility both directions of Clinton Hwy. Property located at a traffic light on the hard corner of Clinton Hwy and W. Inskip Dr.

There is 3,200sf of office or retail on grade with Clinton Hwy and 3,200sf of an unfinished lower level. The building is very versatile with its current layout and open space that has yet to be built out completely. Two private offices, break room, two restrooms, the ability to create a cube area, additional offices or more sales floor space. The lower level is on grade with the ability to pull cars and vans underneath the building or use for storage.

With C-H-2 zoning, the property has a high number of potential uses including Car Wash, Daycare center, Drive-through facility, Eating and Drinking Establishment, Financial Institution, Food Truck Park, Gas Station, Heavy Retail, Rental and Service, Industrial – Craft & Design, Medical/Dental/Office/Clinic, Micro- Brewer/Distillery/Winery, Office, Retail Liquor Store, Vehicle dealership, Vehicle Rental, Vehicle Repair/Service, and Wireless telecommunications.