

Large Multi-Purpose Commercial Building

320 Winfield Dunn Pkwy, Sevierville, TN 37876



Listing ID:	30516767
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building, Mixed Use
Gross Land Area:	1.98 Acres
Sale Price:	\$3,250,000
Unit Price:	\$90.91 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	049G B 004.02
Zoning:	C-3 INTERMEDIATE COMMERCIAL DISTRICT
Property Use Type:	Investment, Vacant/Owner-User
Gross Building Area:	35,750 SF
Building/Unit Size (RSF):	35,750 SF
Property Visibility:	Good
Highway Access:	Winfield Dunn Parkway;
Tenancy:	Single Tenant
Year Built:	1995
Parking Type:	Surface



Overview/Comments

Located on the southbound side of Winfield Dunn Parkway in downtown Sevierville, Floyd Garrett's Muscle Car Museum has been a familiar sight to arriving tourists to this Smoky Mountains region for the past 24 years. It was built to house an impressive collection of vintage muscle cars. It has potential for a variety of commercial uses for the investor or owner-user. Conversion from museum or warehouse use to general retail or other commercial uses may require acquisition of contiguous land for additional parking. . High Traffic Area - 45,972 ADT. . Fair Road Visibility. . Access via Signalized Intersection. . Area draws 15 million annual visitors. . Well-built and maintained. . 3-Phase 1,200-amp electrical service. . Concrete floor designed for heavy loads. . Recently upgraded HVAC's. . Recently resealed surface parking lot