Large Multi-Purpose Commercial Building 320 Winfield Dunn Pkwy, Sevierville, TN 37876

30516767

1.98 Acres

\$3,250,000

\$90.91 PSF Cash to Seller

Sevierville

35,750 SF

35,750 SF

Single Tenant

Good

1995

Surface

049G B 004.02 C-3 INTERMEDIATE

COMMERCIAL DISTRICT

Winfield Dunn Parkway:

Investment, Vacant/Owner-User

Sevier

Retail-Commercial For Sale

Free-Standing Building, Mixed

Active

Use



Status: Property Type: Retail-Commercial Type: Gross Land Area: Sale Price: Unit Price: Sale Terms: Nearest MSA: County:

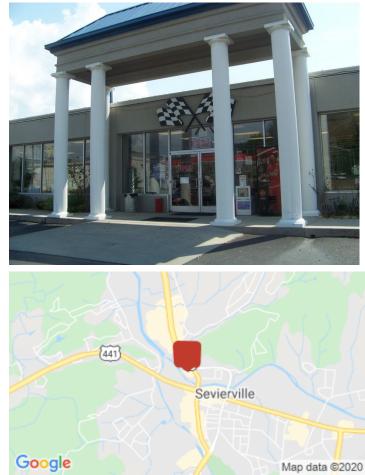
Listing ID:

Tax ID/APN: Zoning:

Property Use Type: Gross Building Area: Building/Unit Size (RSF): Property Visibility: Highway Access: Tenancy: Year Built: Parking Type:

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

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