



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE

UNITED GRAPHICS BLDG



FOR SALE

INDUSTRIAL OFFICE/WAREHOUSE BUILDING FOR SALE OR LEASE

1101 ATLANTIC AVE, KNOXVILLE, TN 37917

STEVE GOLDMAN

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GOLDMAN PARTNERS REALTY, LLC

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goldman Partners Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,000
Lease Price	\$6.50 PSF/Per Year
Lease Type:	NNN
Price / SF:	\$49.18
Lot Size:	1.04 Acres
Year Built:	1977
Building Size:	10,147 SF
Renovated:	1996
Zoning:	I-2/H-1
Market:	Knox County
Traffic Count:	28,690

PROPERTY OVERVIEW

10,147 SF Light Industrial Building (Office/Warehouse) in excellent condition on 1+ acre in North Knoxville with two sheds. 100% climate-controlled. 3,698 SF Office/6,449 SF Warehouse (per recent as built drawing. Buyer should perform his own measurements).

Covered Truck Dock
3-Phase, 600 Amp electrical
21 parking spaces
All ceilings are 2x4 or 2x2 drop ceilings at 7' 10" to 8' 9"

Has been Owner Occupied by United Graphics, Inc. commercial printer. They are relocating to new facilities after a sale.

Property is along First Creek. Portion of unimproved property is in a flood zone.

LOCATION OVERVIEW

Located 1 street off of high traffic N Broadway Rd in Knoxville Tn.



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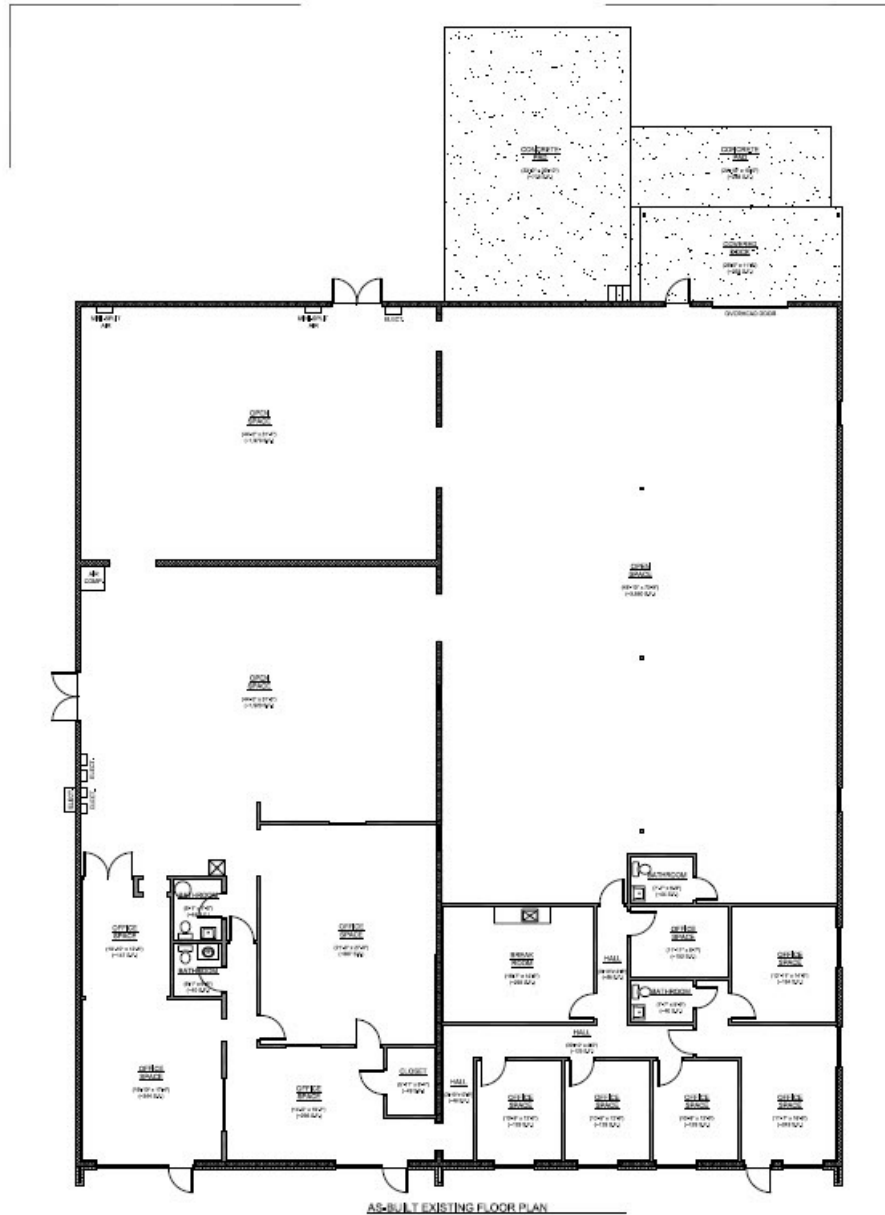
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FLOOR PLAN



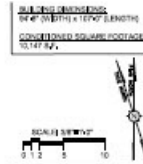
AS-BUILT EXISTING FLOOR PLAN

PROJECT:
AS-BUILT FLOOR PLAN
1501 ATLANTIC AVE.
KNOXVILLE, TN 37917

FOR:
GOLDMAN PARTNERS REALTY, LLC

PCA Group
Paul C. Aronkoff (865) 434-7506 | Date: 2/17/2018

AS-BUILT NOTES:
As-Built measurements are intended for real estate marketing purposes only.
Dimensions are accurate to the best of the owner's records. Do not use for
Architectural or Construction purposes. Without verification of
measurements and on-site conditions.



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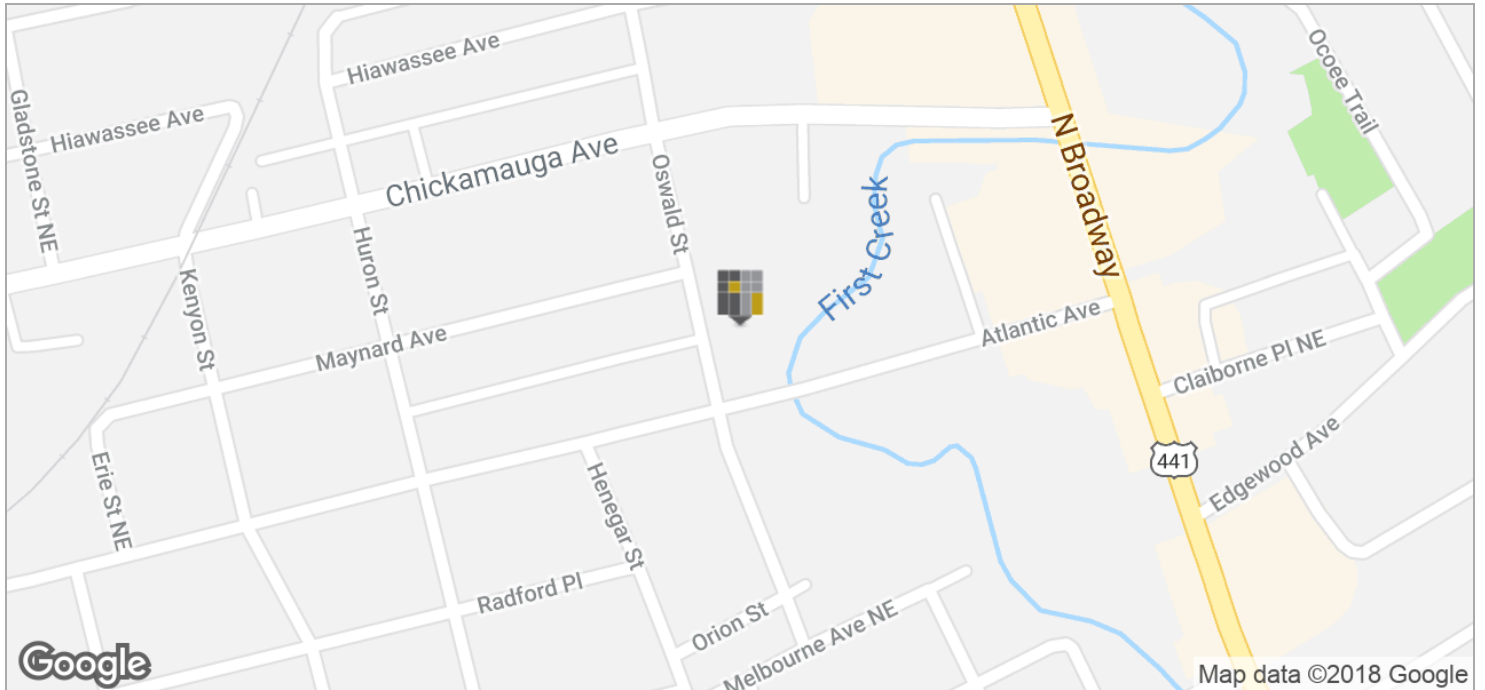
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LOCATION MAPS



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ADDITIONAL PHOTOS



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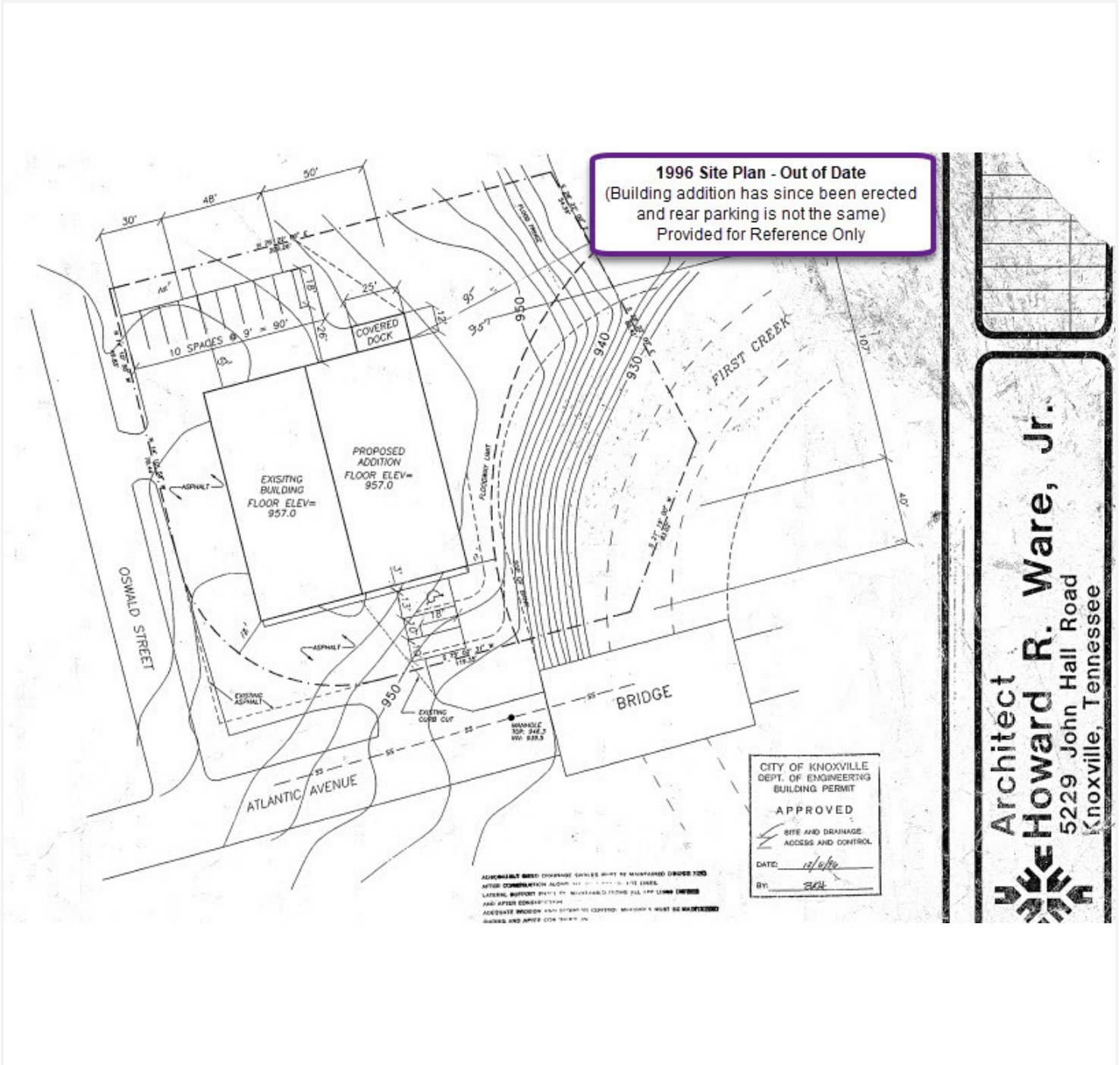
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SITE PLAN



1996 Site Plan - Out of Date
 (Building addition has since been erected
 and rear parking is not the same)
 Provided for Reference Only

Architect
Howard R. Ware, Jr.
 5229 John Hall Road
 Knoxville, Tennessee

CITY OF KNOXVILLE
 DEPT. OF ENGINEERING
 BUILDING PERMIT
APPROVED
 SITE AND DRAINAGE
 ACCESS AND CONTROL
 DATE: 12/6/10
 BY: [signature]

ADJACENTLY SITED COVERAGE SERVICES MUST BE MAINTAINED THROUGHOUT
 AFTER CONSTRUCTION ALONG ALL ADJACENT CITY LIMITS
 LATERAL SUPPORT SHALL BE MAINTAINED DURING ALL OFF-LINE PERIODS
 AND AFTER CONSTRUCTION
 ADJACENT PROPERTY AND UTILITIES CENTERED THEREON MUST BE MAINTAINED
 UNLESS AND UNLESS OTHERWISE NOTED



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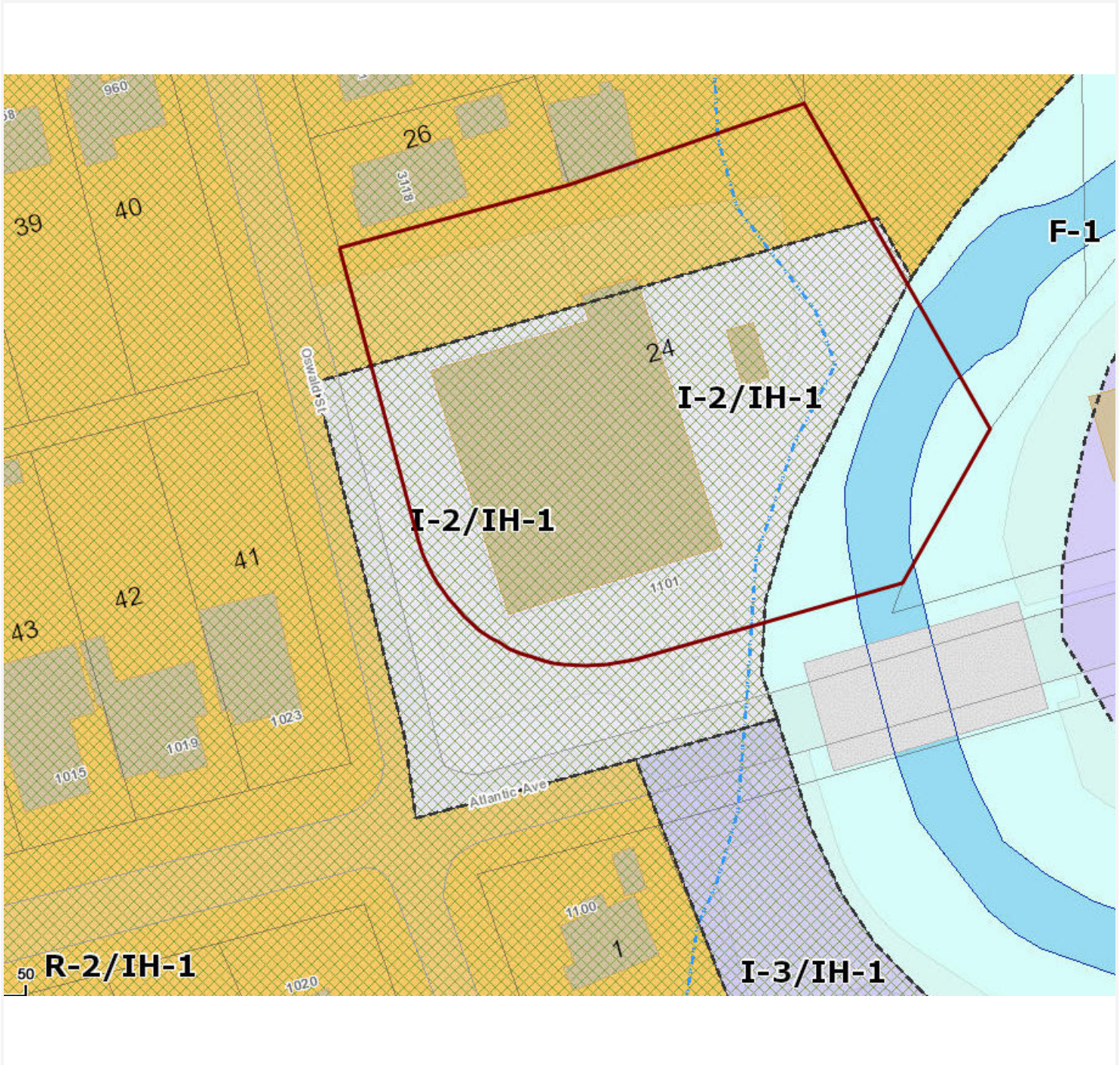
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ZONING MAP



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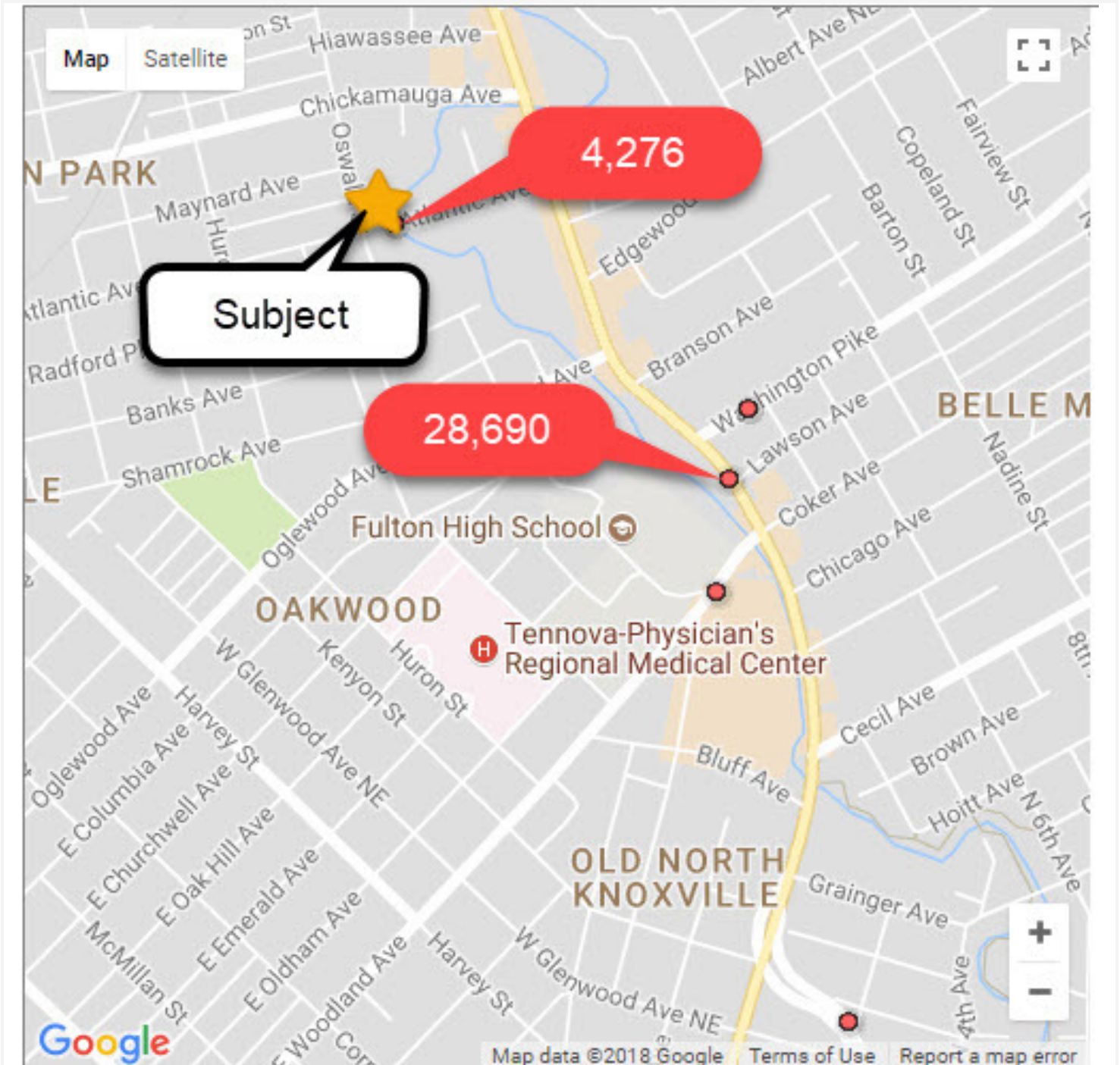
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TRAFFIC COUNTS



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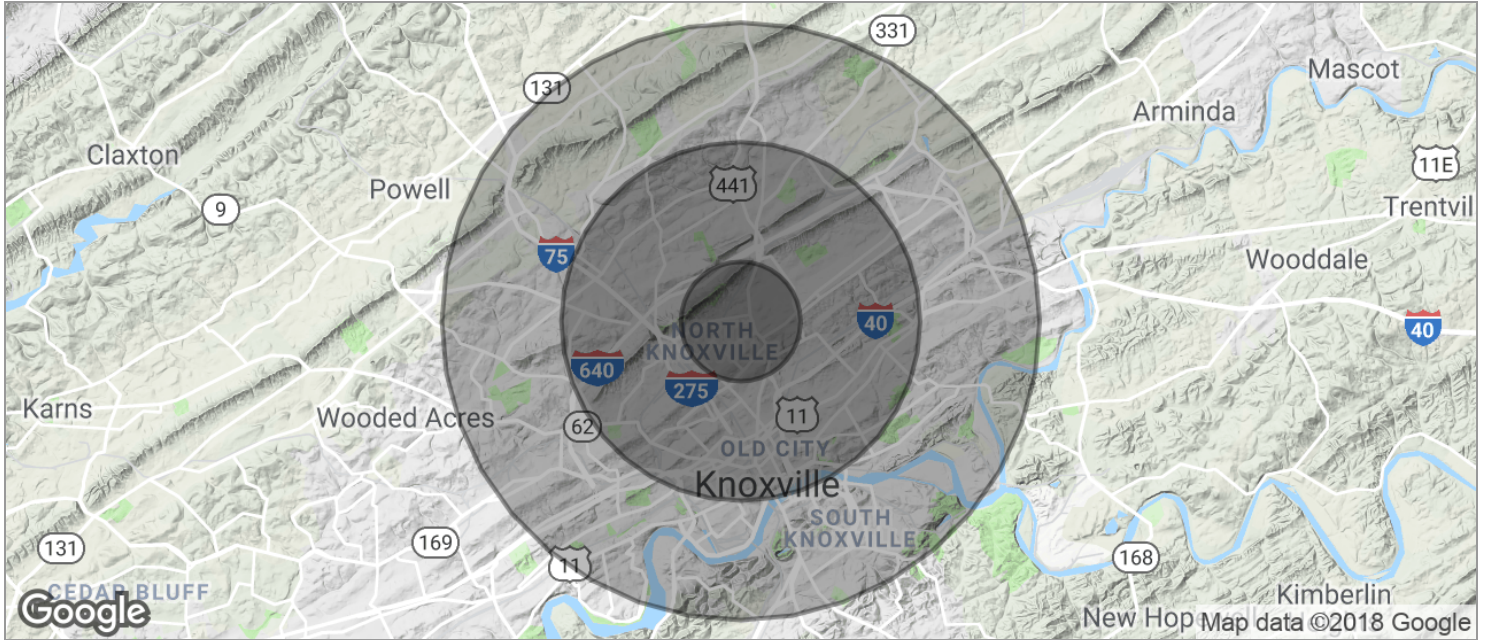
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	8,426	72,185	157,745
MEDIAN AGE	41.8	36.0	34.8
MEDIAN AGE (MALE)	40.5	34.1	33.5
MEDIAN AGE (FEMALE)	43.8	38.1	36.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,316	36,185	71,355
# OF PERSONS PER HH	2.0	2.0	2.2
AVERAGE HH INCOME	\$33,470	\$34,261	\$39,883
AVERAGE HOUSE VALUE	\$77,351	\$99,264	\$128,203

* Demographic data derived from 2010 US Census



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