

The International

940 Blackstock Ave and Ramsey St, Knoxville, TN 37921



Listing ID:	30223663
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Manufacturing, Mixed Use
Gross Land Area:	3.21 Acres
Sale Price:	\$3,950,000
Unit Price:	\$56.43 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	094LA02401, 094LA02402, 094LA002
Zoning:	C-2 / C-3
Property Use Type:	Net Leased Investment (NNN)
Building/Unit Size (RSF):	70,000 SF
Highway Access:	Seconds from I-40's Exit 387 (17th Street / Western Ave)
Year Built:	1900
Construction/Siding:	Brick
Parking Type:	Surface



Overview/Comments

This property offers approximately 70,000 sq ft between three historic warehouse buildings and approximately 2 acres of adjacent parking. Ideal for redevelopment into residential lofts, the property is walkable to the University of Tennessee; offers excellent visibility off of high-traffic Western Avenue; and has easy access to Downtown Knoxville via the intersection of Jackson Avenue and Broadway. The buildings have high ceilings, hardwood floors in good condition, exposed brick walls and natural light on all four sides of each building. Additionally, the basements of buildings 2 and 3 have high ceilings and walkout access to Ramsey Street, offering the potential for more usable space. Buildings 1 and 2 have been used for events and performances, with bars in each building.