

# Hwy 321 Maryville Frontage

3247 E Lamar Alexander Pkwy, Maryville, TN 37804



Listing ID:	30581341
Status:	Active
Property Type:	Multi-Family For Sale
Multi-Family Type:	See Agent
Sale Price:	\$299,900
Unit Price:	\$99,966.67 Per Unit
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005059 09100
Property Use Type:	Investment
Building/Unit Size (RSF):	3,512 SF
Highway Access:	192 ft on Hwy 321, E. Lamar Alexander Pkwy.
Construction/Siding:	Vinyl Siding
Parking Type:	Surface



## Overview/Comments

Multi family housing in a commercially zoned acreage tract. Has 3 rental homes, detached gar/wkshop & shed. Level tract of land w/ 192 front feet on Hwy 321 w/ approx 22,000 cars daily. Continue as rentals or raze and build your business on this flexible site! Rentals are \$\$570/\$750/\$1000/mo depending on house. Approx 8% Cap Rate. Operating expenses are estimates. All units have air conditioning. Note: tax assessor has this property under 2 addresses: 3247 and 3249 but both on same tract of land.

