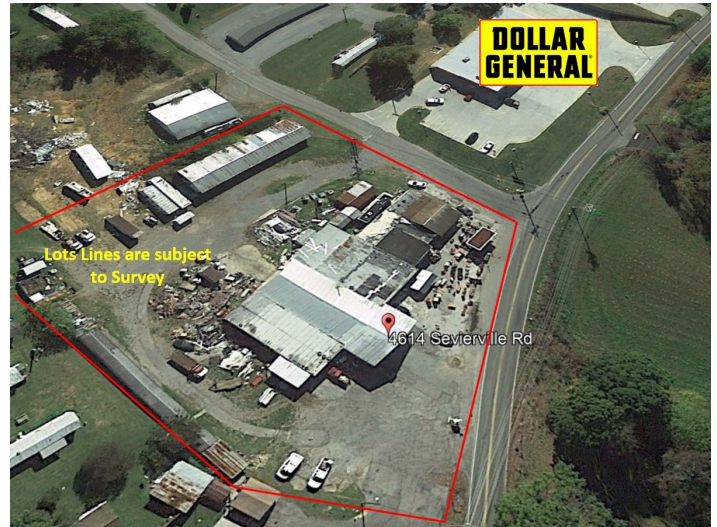


Blount County Corner

4614 Sevierville Rd, Maryville, TN 37804



Listing ID:	30541999
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Convenience Store, Free-Standing Building
Gross Land Area:	2.04 Acres
Sale Price:	\$450,000
Unit Price:	\$54.22 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005029 11200
Zoning:	COMMERCIAL
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	8,300 SF



Overview/Comments

2.04 Acres on corner of Sevierville Rd. and Temple Rd. Directly across from new Dollar General. 9.0 miles to Maryville, 8.0 miles to Seymour/Rte. 411.

Location would make an excellent Convenience Store and Gas Station!

Current building is ~8,300 SF and consists of a few retail type spaces and large garage for large (buses) vehicle repair. End unit was a restaurant space.

Currently generating income through 12 personal storage units and RV storage.

Utilities are: Propane Gas, Tuckaleechee Water available, Septic

