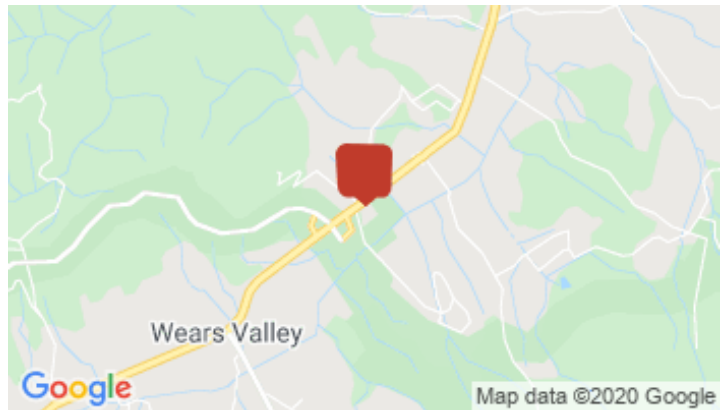


Ranch Style Commercial / Office Property

3345 Wears Valley Rd, Sevierville, TN 37862



Listing ID: 30397338
Status: Active
Property Type: Office For Sale
Office Type: Office Building
Gross Land Area: 2.29 Acres
Sale Price: \$697,000
Unit Price: \$176.01 PSF
Sale Terms: Cash to Seller
Nearest MSA: Sevierville
County: Sevier
Tax ID/APN: 124 006.05
Zoning: C-2
Property Use Type: Vacant/Owner-User
Class of Space: Class B
Gross Building Area: 3,960 SF
Building/Unit Size (RSF): 3,960 SF
Property Visibility: Excellent
Highway Access: Wears Valley Road
Year Built: 2004
Construction/Siding: Wood Siding
Parking Type: Surface



Overview/Comments

This beautiful 2.29-acre commercially zoned tract is improved with a ranch-style office building. The building has two levels:

The 1,980 square foot main level has a lobby/reception area with cathedral ceilings and a fireplace, five offices, two half-baths, and a kitchen.

The 1,980 square foot basement has a full bathroom, two entry doors, and a double garage door.

The property is ideally configured for a sale and/or rental office or other service-oriented business, and may also be suitable for retail or restaurant use. The large level site has the potential for additional development.

Owner will consider leasing.