

Sweetwater Medical/Office Opportunity \$125,000 below recent Appraisal!



130 Willowcreek Blvd, Sweetwater, TN 37874

Listing ID:	30381009
Status:	Active
Property Type:	Office For Sale
Office Type:	Executive Suites, High-Tech
Gross Land Area:	0.53 Acres
Sale Price:	\$295,000
Unit Price:	\$70.46 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Monroe
Ceiling:	9 ft.
Tax ID/APN:	0230 A 002.00
Zoning:	COMMERCIAL
Property Use Type:	Investment, Vacant/Owner-User, Business
Class of Space:	Class B
Gross Building Area:	4,187 SF
Building/Unit Size (RSF):	4,187 SF
Property Visibility:	Fair
Highway Access:	I-75 2 miles Hwy 11 .95 miles Hwy 68 .25 mile
Year Built:	2006
Construction/Siding:	Vinyl Siding
Parking Type:	Surface



Overview/Comments

JUST REDUCED AGAIN! PRICED \$125,000 BELOW RECENT \$410,000 APPRAISAL. At \$70/sq ft, this price is way below replacement costs but Seller says sell! Attractive One Level Office Building perfect for owner user with eleven offices plus two conference rooms. This flexible floor plan lends itself to shared office suite co-op, attorney offices, title companies, or medical and dental usage. Located in a planned community, just off Highway 68 and minutes from I-75, this property offers easy park at the door entrances, community tennis, pool, meeting hall and gymnasium.

Also, see attached floorplan and survey.