

# 6/10 acre Office/Retail in Oliver Springs, TN

## 1049 East Tri-County Boulevard, Oliver Springs, TN 37840



Listing ID:	17993535
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Retail
Gross Land Area:	0.66 Acres
Sale Price:	\$129,000
Unit Price:	\$195,454 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Harriman
County:	Roane
Tax ID/APN:	Tax Map 98 Parcel 8.18
Zoning:	C-3
Road Type:	Highway
Property Visibility:	Excellent
Highway Access:	Pellissippi Parkway, Oak Ridge Turnpike, Tri-County Blvd.



### Overview/Comments

Approximately 6/10 acre, relatively flat, on paved shopping center site. . All utilities are at the property. There is a sign on the property. . It is zoned C-3 for office or retail use. Fronts(140') on Tri-County Blvd. (approx traffic count- 24,000cpd). "Friendly sellers @ side and rear if more property is needed. An easement will need to be worked out with the neighboring car wash and shopping center owners for ingress and egress. There is a church within 100 yds so there cannot be any immoral businesses or alcohol. I will build to suit a qualifying business , sell outright, or ground lease for \$1,000 per month.

