NAI Koella RM Moore

For Sale- Medical Office Suite

Sevierville, TN

824 Middle Creek Road, Unit #2

Sevierville, Tennessee 37862

Property Features

- Middle Creek Professional Building
- 250 yards to entrance of LeConte Medical Center.
- Subject is one of 3 buildings in a "U" shape connected by a wide open-air breezeway.
- $1,058.21 - 2015 city and county property taxes
- Multiple entrances, located directly off breezeway
- Nicely landscaped and well maintained

Sale Price

$250,000

For more information:

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NAI Koella | RM Moore

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Property Details

Property Name:	Middle Creek Professional Bldg - Unit 2
Property Address:	824 Middle Creek Road, Unit #2 Sevierville, TN 37862
Property Type:	Office
APN:	062H A 004.00
Lot Size:	0.72 Acres
Restrooms:	3
Zoning:	C-4 Arterial Commercial District
Parking Spaces:	39 spaces (18 in front and 22 in rear)
Parking Ratio:	5.86/ 1,000 SF
Total Complex:	6,652 SF
Cross Streets:	1/2 block south of Millwood Drive
Year Built:	1981
Construction Type:	Wood frame construction with gable and hip roof and asphalt shingle roofing.
Number Of Stories:	1
Average Floor Size:	This 2,048 SF condo is 100% of the southernmost building.
Foundation:	Post and pier.
Walls:	Wood frame. Sheetrock interior and painted/stained wood siding on exterior.
Number Of Units:	1 unit being offered for sale
Roof:	Asphalt shingle

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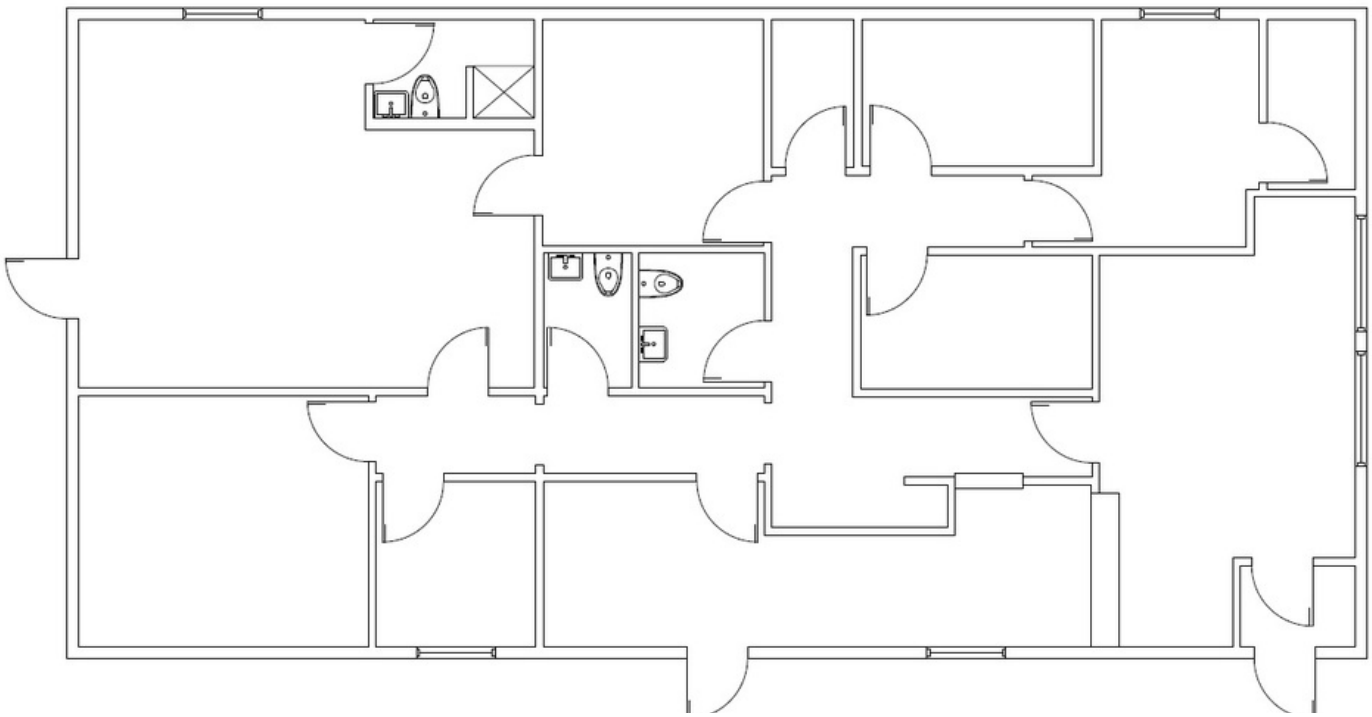
Overview & Floor Plan

Property Overview

Located in the Middle Creek Professional Building, this medical office condominium is just south of LeConte Medical Center. The subject property is currently operated as a shared use medical facility.

Neighborhood Overview

Neighborhood is anchored by LeConte Medical Center, the VA Hospital and Sevier County Health Department. Also nearby are other medical office buildings, senior living and residential.



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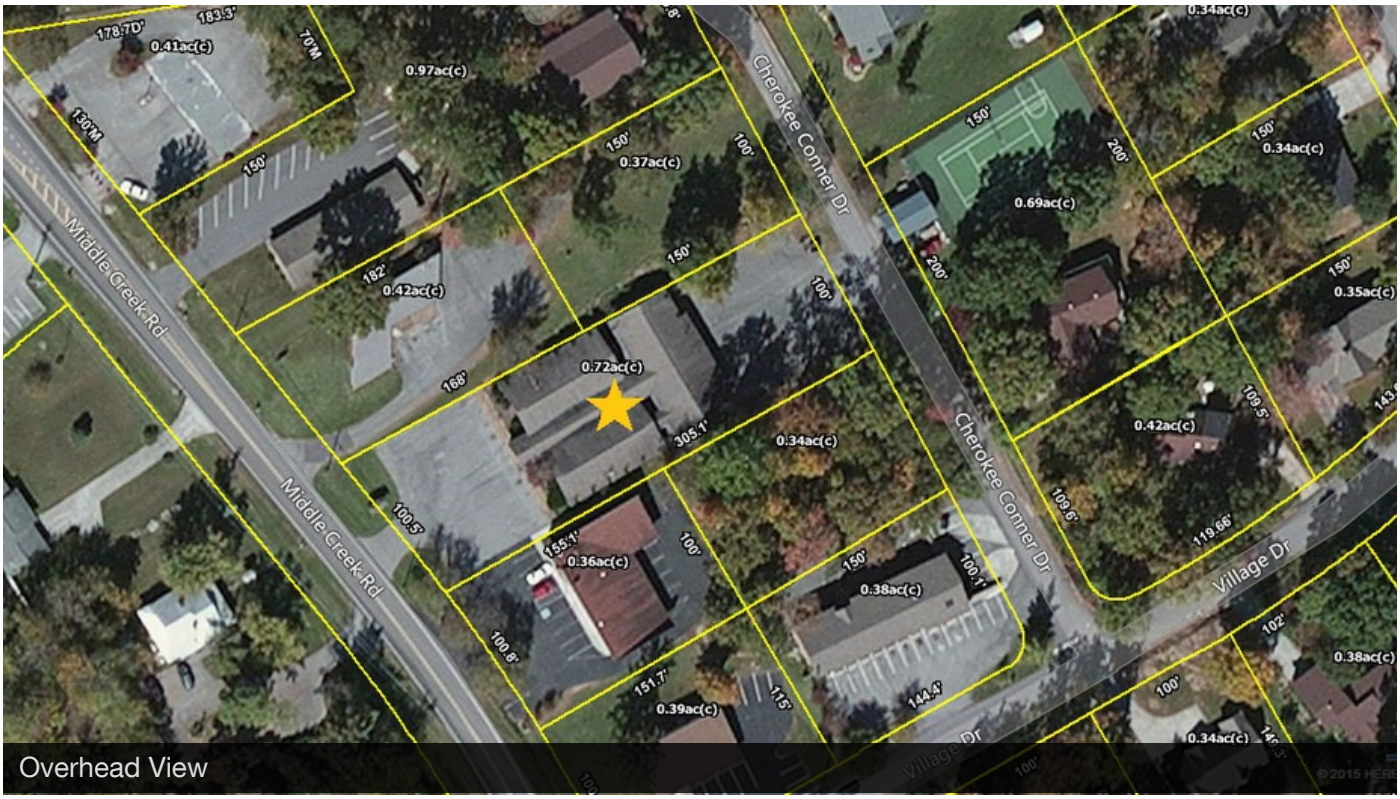
Middle Creek Office Condominium



Overhead View

Business Office/File Room

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Photos

Breezeway with Indoor/Outdoor Carpet

Waiting Room

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Interior Photos

Exam Room

Audiology

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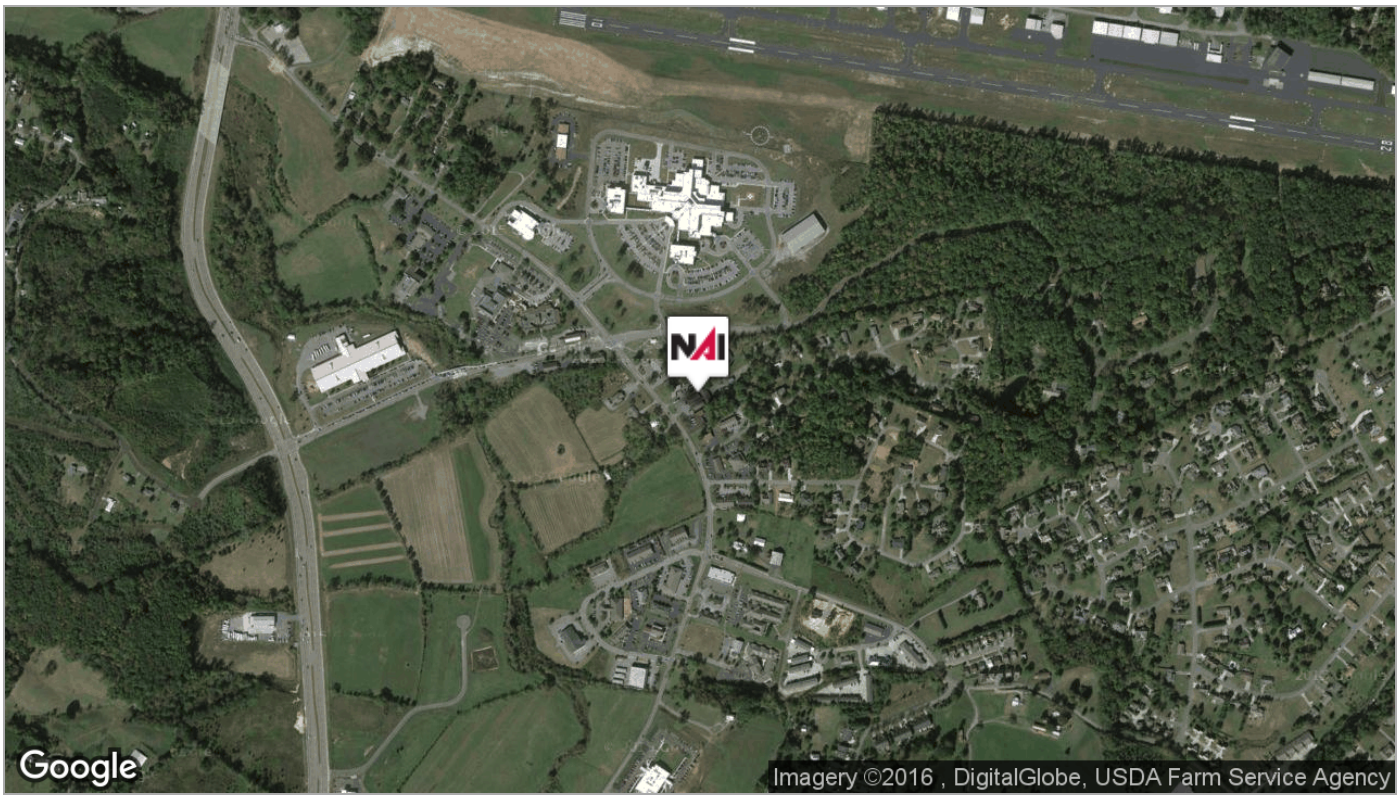
Satellite View And Regional Map



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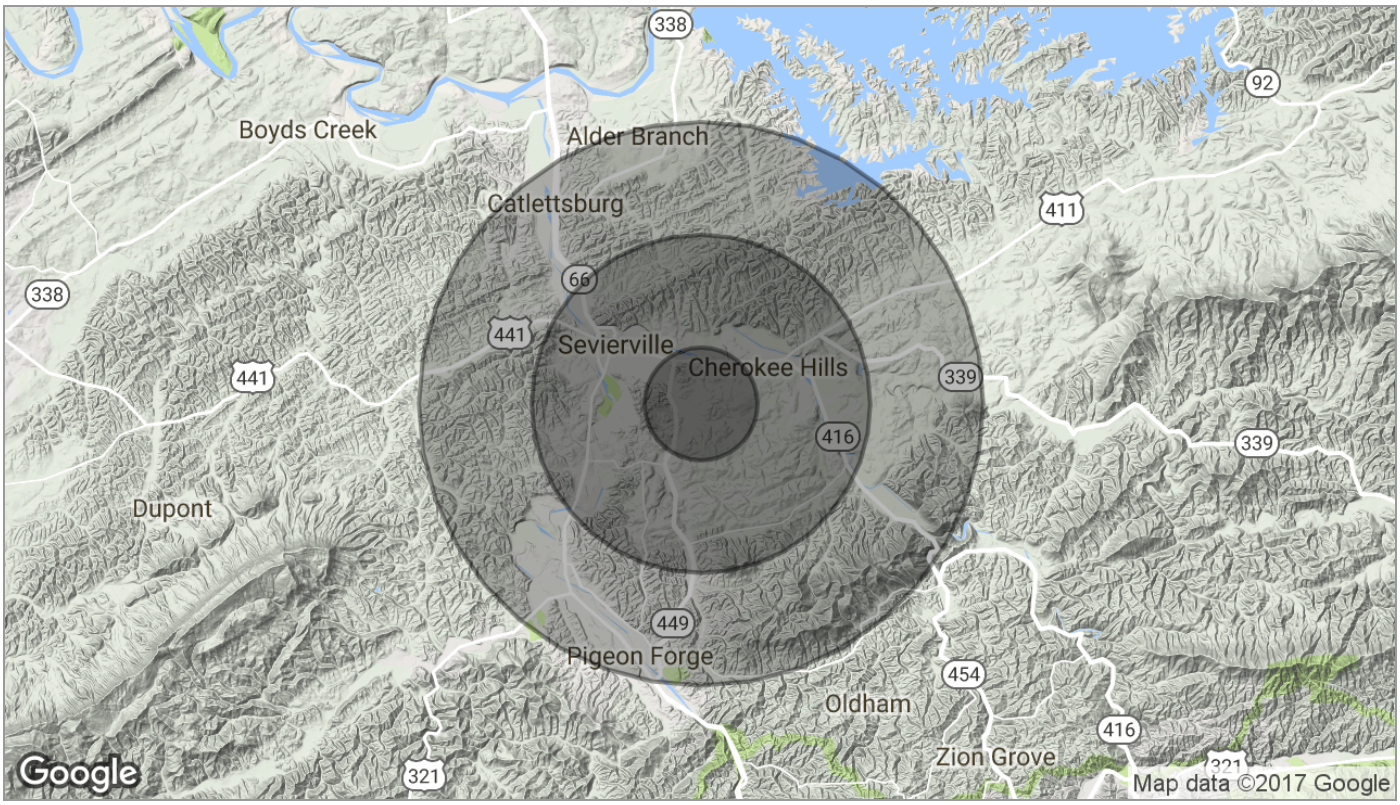
Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,104	14,176	28,514
MEDIAN AGE	37.6	37.4	37.6
MEDIAN AGE (MALE)	33.4	34.0	35.3
MEDIAN AGE (FEMALE)	43.1	41.9	41.1

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	977	6,547	12,818
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	$57,004	$51,798	$50,038
AVERAGE HOUSE VALUE		$200,997	$200,490

** Demographic data derived from 2010 US Census*

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