

# Retail/Office Space For Lease

## 1714 W Broadway Ave, Maryville, TN 37803



Listing ID:	30507777
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Street Retail
Contiguous Space:	1,976 SF
Total Available:	1,976 SF
Lease Rate:	\$13 PSF (Annual)
Base Monthly Rent:	\$2,140
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005068G D 00701
Gross Building Area:	7,690 SF
Building/Unit Size (RSF):	1,976 SF
Tenancy:	Multiple Tenants



### Overview/Comments

Space is currently configured as a salon with reception/waiting area, 3 wash stations, several work areas, employee break room, employee entrance, washer and dryer hook ups, etc.

Can be easily reconfigured for office space.

Excellent location next to several restaurants, bars, new car wash, and new Food City across West Broadway!

NNN rate is \$3.54/sf/year