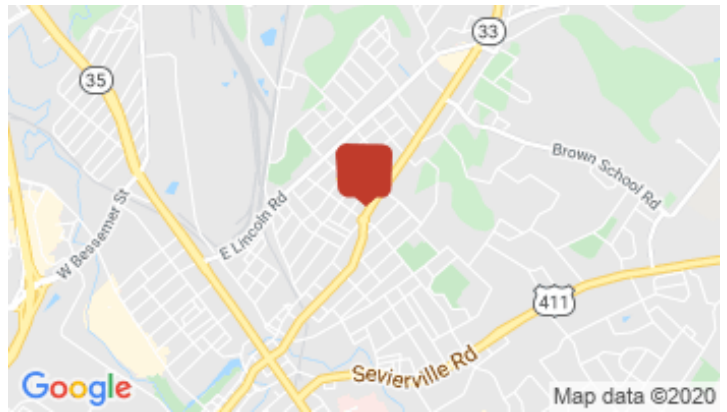


# Multi-Use Building For Sale

## 1519 E Broadway Ave, Maryville, TN 37804



Listing ID:	28860355
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building, Street Retail
Gross Land Area:	0.65 Acres
Sale Price:	\$699,000
Unit Price:	\$45.10 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005047H D 04200
Zoning:	BUSINESS TRANSPORTATION
Property Use Type:	Investment, Vacant/Owner-User, Business
Gross Building Area:	15,500 SF
Building/Unit Size (RSF):	15,500 SF
Property Visibility:	Excellent
Tenancy:	Multiple Tenants



### Overview/Comments

This building has multiple use spaces as follows: ~7,200 SF Industrial/garage - 17' ceilings, clear span, 3 Phase Electric, (2) 14' drive in doors, large mezzanine storage, and offices (no HVAC in garage space). ~4,000 SF retail space - 3 restrooms, roughed in kitchen, oversized executive office, tile and carpeted floors, ceiling fans, storage areas, large street level display windows, 3 separate areas. See floor plan for layout. Approx. 10 parking spaces in front and several in rear. . ~1000 SF 1 Bedroom Apartment with full kitchen and bath (now rented). ~3,300 SF Storage/garage space in basement. (rented). Above areas have separate electric meters. Vehicle count in this area is 13,000 vehicles. . Vacant lot behind building included for additional parking!. This area of Broadway is growing and improving quickly! New restaurant/event center next door. 2015 Survey attached.