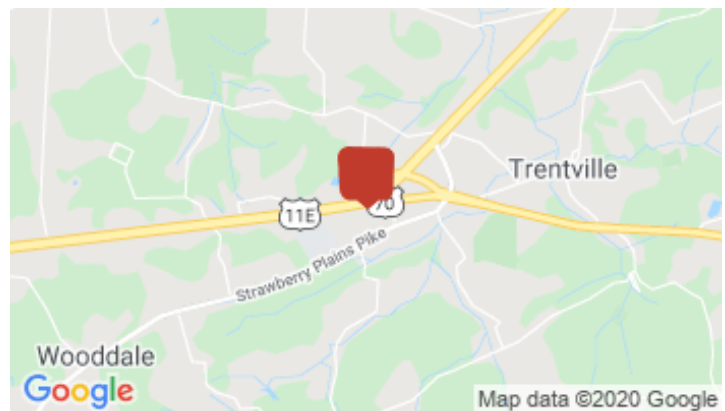


# Helma's Restaurant

8608 Asheville Hwy, Knoxville, TN 37924



Listing ID:	30547395
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Car Wash, Convenience Store
Gross Land Area:	3 Acres
Sale Price:	\$375,000
Unit Price:	\$37.50 PSF
Sale Terms:	Cash to Seller, Owner Financing, Build-to-Suit, Other
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	062 251
Zoning:	CA/A
Property Use Type:	Investment, Vacant/Owner-User, Business
Gross Building Area:	10,000 SF
Building/Unit Size (RSF):	10,000 SF
Property Visibility:	Excellent
Highway Access:	Direct off curb with divided median cut and turn lane.
Tenancy:	Single Tenant
Year Built:	1951
Construction/Siding:	Block, Brick, Concrete
Parking Type:	Surface



## Overview/Comments

Only major competition, just closed. We need a restaurant badly.

Old Helma's Restaurant location. BEST HIGHWAY FRONTAGE location on Asheville Highway. 10,000 sq ft restaurant building needs renovation. Good bones needs complete gutted and rebuilt. Seller can get creative with financing. Just about any highway commercial business will prosper on this location across from Cardin's. Single use or mixed use: Franchise Restaurant, Auto Parts, Self Storage, Apartments, Hospitality, just to name a few.

Raze the buildings, fill the land and get two premium commercial frontage parcels.