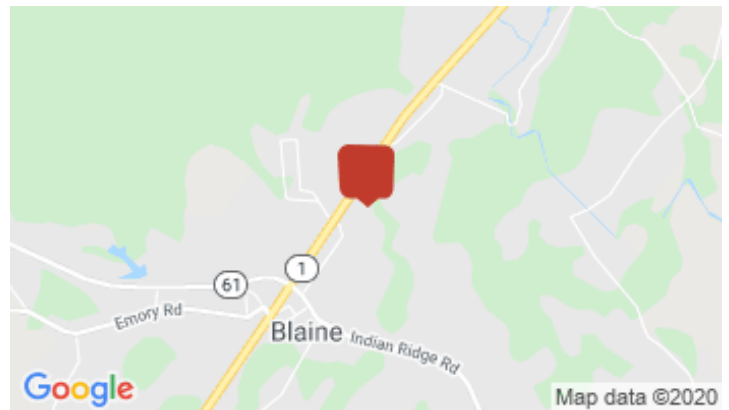


# A Bit of Everything Home Goods

## 1250 Rutledge Pike, Blaine, TN 37709



Listing ID:	30583728
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Day Care Facility, Free-Standing Building
Gross Land Area:	5.87 Acres
Sale Price:	\$499,999
Unit Price:	\$97.66 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Morristown
County:	Grainger
Ceiling:	9 ft.
Tax ID/APN:	029092 04410
Zoning:	C
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	5,120 SF
Tenancy:	Single Tenant
Year Built:	2004
Construction/Siding:	Brick
Parking Type:	Surface



### Overview/Comments

Entry to the Property is at grade from US Hwy 11W. Two buildings on approximately 5.87 acres zoned for commercial use. Majority of the land is level and cleared with some trees at the rear of the property. An approximately 5,120 SF building dating from 2004, updated in 2017 and again in 2019 has five ADA compliant bathrooms divided between the upper and lower levels. On the upper level, two separated retail spaces faced with display-type windows front Rutledge Pike. On the lower level, an approximately 1,760 SF open span finished walk out basement flex space is appropriate to retail or office use. This lower level would be appropriate as meeting space, gym, offices or storage use. A second detached single-story building of approximately 17' X 29' is behind the main building. This structure has wood siding, a metal roof and with a single bath and was previously used as a sandwich shop. . Parking for cars or equipment is throughout the parcel. This includes 16 paved auto spaces in front of the main building. An approximately 169' X 60' gravel surfaced storage and parking area is at the rear of the main building. Public water and electricity. Septic system.