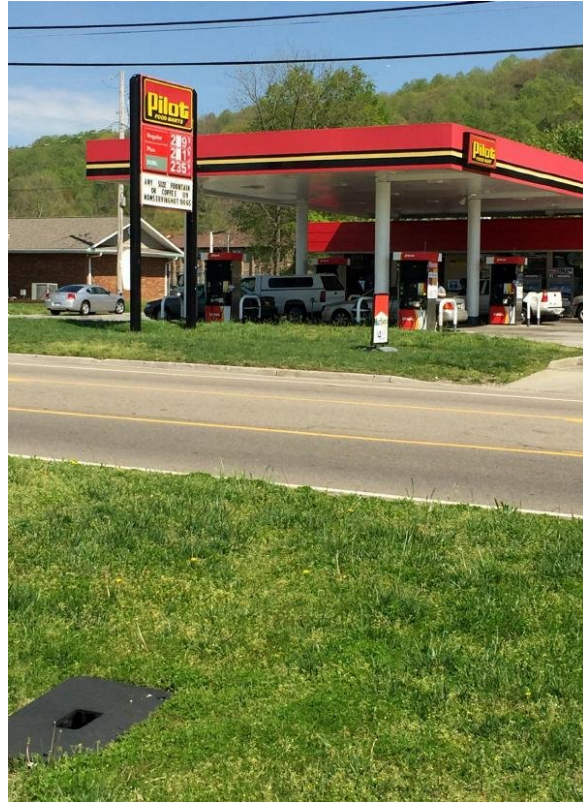


# LEASEHOLD FOR SALE

2916 - 2924 - 2940 Tazewell Pike, Knoxville, TN 37918



Listing ID:	30051163
Status:	Active
Property Type:	Office For Sale
Office Type:	Office Building
Gross Land Area:	1.38 Acres
Sale Price:	\$125,000
Unit Price:	\$16.67 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	058MD00801 and 058MD00802
Zoning:	C-3
Property Use Type:	Net Leased Investment (NNN)
Class of Space:	Class B
Building/Unit Size (RSF):	7,500 SF
Year Built:	1980
Construction/Siding:	Block
Parking Type:	Surface



## Overview/Comments

This is the sale of a leasehold interest only. Underlying ground lease extends 10/31/2032. The front parcel is NNN sub-leased to Pilot Oil Corp. The rear parcel has the two-story office building; currently with 4 tenants and 3 vacancies. Financials are pro-forma and available upon request and with explanations. Suites G and H are currently unfinished.

