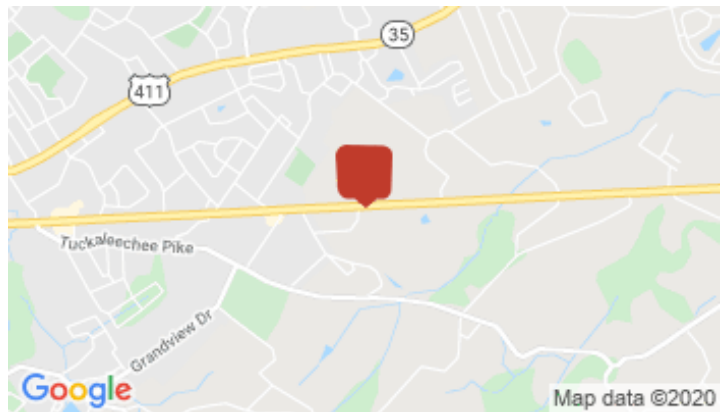


2 Buildings on 3.27 acres with room for expansion for Sale or Lease



2808 E Lamar Alexander Pkwy, Maryville, TN 37804

Listing ID:	30268795
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building
Gross Land Area:	3.27 Acres
Sale Price:	\$1,500,000
Unit Price:	\$53.19 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	Parcel 058D C 025.00
Zoning:	C-1 MARYVILLE CITY ZONING
Property Use Type:	Investment, Vacant/Owner-User, Business
Building/Unit Size (RSF):	28,200 SF
Property Visibility:	Excellent
Year Built:	1980
Construction/Siding:	Block, Brick, Brick/Vinyl Siding, Brick/Aluminum Siding
Parking Type:	Surface



Overview/Comments

East Lamar Alexander Parkway is the gateway to Townsend, Walland, and the Great Smoky Mountains National Park.

The Property runs parallel with Woodland Dr and fronts E. Lamar Alexander and Walmart Real Estate. Traffic count approximately 25,000 per day. Property consist of 3.27 acres with Two Buildings totaling 28,000 sqft.. Building 18R2 owner/occupied auto parts store consisting of 6000 sqft finished space and 6000 sqft unfinished basement. Building 18R1 (vacant) is approximately 8000 sqft finished with 8000sqft unfinished basement. For Sale or Lease. Owner wil consider Lease Back with purchase.

*Directly across Walmart Owned Real Estae

* Uses include retail, hospitality, auto and RV sales, and medical office.

*Maryville City Annexation Complete