

# Opportunity Zone! I-MU Commercial / Industrial

## 816 Willow Ave, Knoxville, TN 37915



Listing ID:	30566158
Status:	Pending/Contingent
Property Type:	Industrial For Sale
Industrial Type:	Free-Standing, Mixed Use
Gross Land Area:	1.85 Acres
Sale Price:	\$1,600,000
Unit Price:	\$52.11 PSF
Sale Terms:	Cash to Seller, Other
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	095HC018
Zoning:	I-MU
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	30,705 SF
Year Built:	1961



### Overview/Comments

Opportunity Zone - Census tracts designated by State and Federal Government targeted for economic development by deferring capital gains taxes. 30,705 SF, I-MU Zoned warehouse, office with fenced lot. 1.85 acres total. Loading dock with 3 warehouse doors and 1 drive-in door. .5 miles to The Old City; .7 miles to S Gay St. 3-short term tenants in place. . Could accommodate multiple users and uses. . Buyer to verify square footage and acreage. Call Listing Agent for showing. Do not disturb tenants.