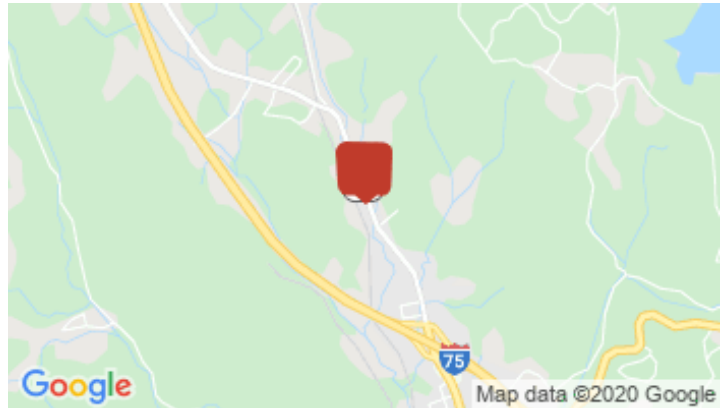


# 2646 Highway 116

## 2646 Highway 116, Caryville, TN 37714



Listing ID:	30644697
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Industrial-Business Park, Office Showroom
Gross Land Area:	1.03 Acres
Sale Price:	\$999,990
Unit Price:	\$86.96 PSF
Sale Terms:	Cash to Seller, Other
Nearest MSA:	Knoxville
County:	Campbell
Tax ID/APN:	007144C A 05700
Property Use Type:	Business
Building/Unit Size (RSF):	11,500 SF
Year Built:	1995



### Overview/Comments

Incredible opportunity to own a thriving business with \$850,000 in business each of the past three years. Property boasts a beautifully redone storefront, 10,000 sq ft worth of warehouse, and 1,500 sq ft apartment attached. Apartment has two bedrooms and one and a half bath. Work in the business and live on site or rent out for INSTANT CASH FLOW! Recent updates brand new flooring in showroom, sauna, home gym area, and much, much more! Selling entire business at this price. Property includes over 100k worth of inventory, 2 box trucks, and multiple storage buildings on site for overflow materials. Motivated seller says bring any reasonable offer! Cottons doors is a high quality, trusted, community business that could be yours. Schedule your showing on this once in a lifetime opportunity to own a successful business day 1, before it's too late!!