

MAGNOLIA CORRIDOR WAREHOUSE

701 E Depot Ave, Knoxville, TN 37917



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| Listing ID: | 30416225 |
| Status: | Active |
| Property Type: | Industrial For Sale |
| Industrial Type: | Warehouse/Distribution |
| Gross Land Area: | 0.26 Acres |
| Sale Price: | \$490,000 |
| Unit Price: | \$56.86 PSF |
| Sale Terms: | Cash to Seller |
| Nearest MSA: | Knoxville |
| County: | Knox |
| Tax ID/APN: | 095AL020 |
| Zoning: | IMU |
| Property Use Type: | Vacant/Owner-User |
| Building/Unit Size (RSF): | 8,617 SF |
| Year Built: | 1950 |



Overview/Comments

Opportunity Zone - New Market Tax Credits - Possible TIF's. Opportunity Zone - Census tracts designated by State and Federal Government targeted for economic development by deferring capital gains taxes. . New Market Tax Credits - designed to increase the flow of capital to lower income and distressed communities. . Warehouse building located in the Magnolia Corridor just off Hall of Fame Drive and East Magnolia. Neighboring businesses include: Graining Paint Company, future home to PetWellClinic (308 Randolph St), Structured Glass, Fireproof Storage, Last Days of Autumn Brewery and directly across the street from Marc Nelson Denim. Building consist of approximately 8,617 SF (Buyer to verify actual square footage) and has 1 loading dock, parking on site and on street. Lower level offices are under a portion of the building. Building needs a complete renovation or used as parking for 201 Randolph St, Knoxville, TN 37917 (Fireproof Storage) which is also currently available for sale. See MLS for more details. . Graffiti courtesy of 474 Gallery Studio, visual artists from Asheville, NC as part of Knox III Jam 2017.

