

# Downtown Dandridge

## 149 E Main St, Dandridge, TN 37725



Listing ID:	30539406
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Street Retail
Sale Price:	\$479,900
Unit Price:	\$109.72 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Morristown
County:	Jefferson
Tax ID/APN:	045068N G 00600
Property Use Type:	Investment
Building/Unit Size (RSF):	4,374 SF
Property Visibility:	Excellent
Tenancy:	Multiple Tenants



## Overview/Comments

Named after the family that owned this property for a number of years, the historic Gass General Store dates to ca. 1823, with two additions to the rear during the nineteenth century and a rear shed addition ca. 1900. It was built as a General Store and used for that purpose until it closed in December, 1983.

Fronting on Main Street, the building has 2,977 square feet of useable space on the first floor in addition to a large front porch. The second floor is 1,397 square feet and is accessible along Gay Street. The current owners bought the building in 2003 from the family that had owned it since 1896. The building was renovated with new electrical and plumbing systems, and separate upstairs and downstairs HVAC units were installed. A fire suppression (sprinkler) system was installed on both floors with a dry system in the attic.

Special care has been taken to preserve the historic fabric of the exterior of the building both inside and out. The original floors are still in place in the oldest sections of the building and have been preserved and refinished. A restaurant was opened on the first floor with an art gallery on the second floor in January 2005.

The building has recently been reused with retail shops on both floors. The commercial kitchen is still intact. It features a stainless steel fume hood with a working Ansul system as well as a large, functioning walk-in cooler.

The Gass Building is a contributing structure ...