

Retail (or Office) Space For Lease Downtown Maryville

106 E Broadway Ave, Maryville, TN 37804



Listing ID:	30579139
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Street Retail
Contiguous Space:	1,900 - 3,800 SF
Total Available:	5,700 SF
Lease Rate:	\$10 - 14 PSF (Annual)
Base Monthly Rent:	\$2,216 - 3,166
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005057D C 00300
Gross Building Area:	3,800 SF



Overview/Comments

Excellent retail or office space available in downtown Maryville. Owner will lease entire building or 1st floor only. Space is open and renovated. Entire building = 3,800 SF (1,900 SF/floor). 2nd floor has large open area, storage room, office (with private entrance stairs), and a restroom. Access is stairs at front of 1st floor space. See below for description of 1st floor. \$10.00/sf/year + \$3.00/sf/year NNN cost pass throughs. 1st Floor - 1,900 SF Large open area, fitting rooms, storage, and entrance from E. Broadway Ave. \$14.00/sf/year + \$3.00/sf/year NNN cost pass throughs. Excellent opportunity for your business location! Downtown is very active with new businesses/restaurants/etc. City parking garage just across Cusick.

