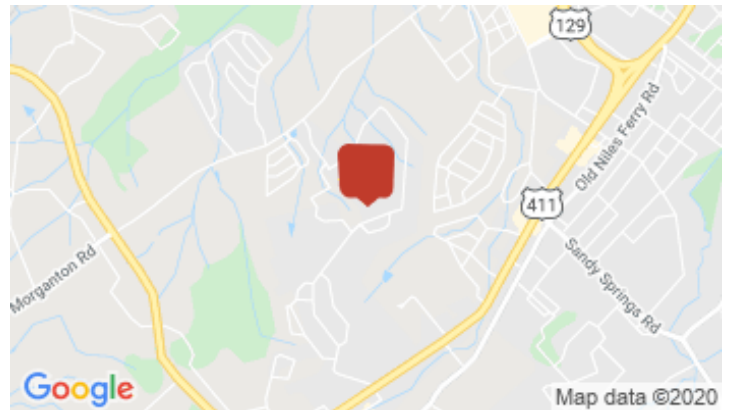


PRICE REDUCTION: \$609,900.00 ~ 25,000 SF ~ \$24.40 PSF



4411 Legends Way, Maryville, TN 37801

Listing ID:	30471075
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building
Gross Land Area:	3.12 Acres
Sale Price:	\$609,900
Unit Price:	\$24.40 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005068 00401
Zoning:	COMMERCIAL
Property Use Type:	Investment
Building/Unit Size (RSF):	25,000 SF



Overview/Comments

Price Reduction!

25,000 SF on 3.12 acres! See attached PDF offering for interior pictures.

Event Center with a full restaurant and equipment package. Ample parking and panoramic views of Blount County as this site is situated at the highest point in the City of Maryville. Adjoining property is 100% leased multi-family condo suites. This property is well-positioned for multi-family conversion or redevelopment opportunities.

Buyer to verify square footage.