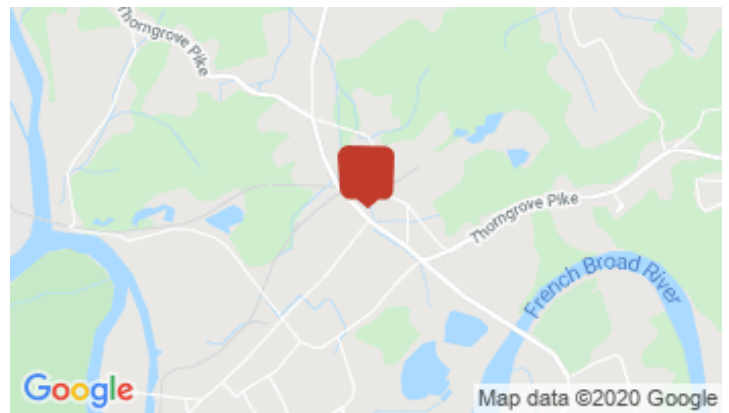


# Sale of Real Property with Leased C-Store and Deli

## 2800 E. Governor John Sevier Hwy., Knoxville, TN 37914



Listing ID:	30197401
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Convenience Store, Free-Standing Building
Gross Land Area:	2.22 Acres
Sale Price:	\$749,900
Unit Price:	\$277.33 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	097 01804
Zoning:	CA (GENERAL BUSINESS)
Property Use Type:	Net Leased Investment (NNN), Investment
Gross Building Area:	2,704 SF
Building/Unit Size (RSF):	2,704 SF
Cap Rate:	5.9%
Property Visibility:	Excellent
Tenancy:	Single Tenant
Year Built:	1989
Construction/Siding:	Block
Parking Type:	Surface



### Overview/Comments

This is the sale of real property on approximately 2.22 acres, subject to the lease of the Convenience Store and Deli. The lease could possibly be terminated. . The property is located at Forks of the River Industrial Park, Knox County's largest industrial park, with approximately 50 companies. Some of the businesses that the industrial park serves as home to are Keurig Green Mountain, Melaleuca, Inc., Aqua-Chem, Fresenius Medical Care North America, and Republic Plastics. . Cap rate is approx. 5.9%, lease term of 5 years with 3 x 5 year renewal options. At the beginning of each renewal option, there is a 5% increase or the current CPI increase whichever is more. Sale of Real Property with Leased C-Store and Deli, which could possibly be terminated. Great Location at Forks of the River ...