

Greenway Village Premier Building

329 Cates St, Maryville, TN 37801



Listing ID:	30495546
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building, Restaurant
Gross Land Area:	0.60 Acres
Sale Price:	\$699,000
Unit Price:	\$128.23 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005057E F 01400
Zoning:	OFFICE TRANSITION
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	5,451 SF
Property Visibility:	Excellent
Year Built:	1900
Parking Type:	Surface



Overview/Comments

Owner has reduced available lot size (backyard) and lowered price significantly!. New size approx. .6 acres (down from 1.38 acres). What a location for several different types of businesses! Bed and Breakfast, restaurant, offices, or even retail!. Immediate area is being developed as Greenway Village with a coffee shop, retail businesses/buildings, Greenway Trail access, and residential living. See attached site plan for more information. The building is located directly between the Maryville City Hall building and the Blount County Courthouse. Could not be more central! Location has direct visibility to 30,000 vehicles/day on Rte. 321 which is main thoroughfare for local travel and Smoky Mountain visitors. Maryville College, downtown Maryville, several restaurants, breweries, retail shopping, all within the immediate area. Building consists of 2 floors and is also available for lease by floor. See separate lease listing. Main floor of the building (approx. 2,892 SF) has several large rooms, smaller office type rooms, kitchen, restrooms, reception area, and stairs to the 2nd level. 2nd level (approx. 2,559 SF) is well suited for individual offices or a company's new headquarters. See attached floor plans. Parking easements will be in place for some of the buildings/businesses. There are adjoining properties that can be purchased separately. See agent for details. This property could also be purchased as a personal residence. Note that overall site plan (attached) ...