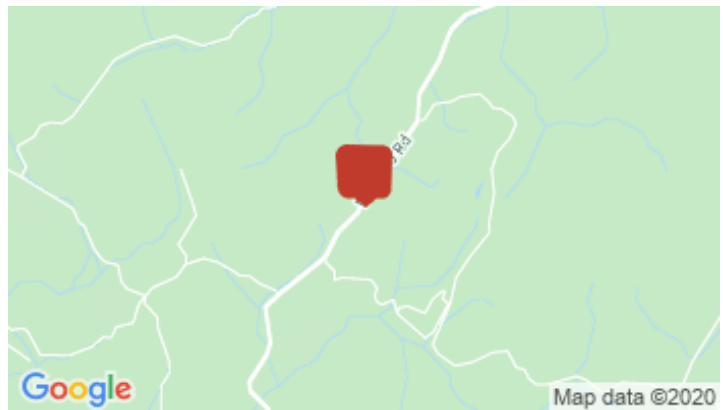


1685 Reliance Rd. Tellico Plains, TN 37385

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Listing ID:	30530000
Status:	Active
Property Type:	Special Purpose For Sale
Special Purpose Type:	See Agent
Gross Land Area:	1.69 Acres
Sale Price:	\$450,000
Unit Price:	\$40.75 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Athens
County:	Monroe
Loading:	3 Doors
Ceiling:	16 ft.
Tax ID/APN:	062174 03405
Zoning:	RESIDENTIAL
Property Use Type:	Investment, Vacant/Owner-User, Business
Gross Building Area:	11,044 SF
Building/Unit Size (RSF):	11,044 SF
Property Visibility:	Good
Highway Access:	Highway 68 is 5.63 miles away Highway 411 is 15.14 miles away Interstate I-75 is 24.67 miles away
Year Built:	1993
Construction/Siding:	Metal Siding, Steel Frame
Parking Type:	Surface



Overview/Comments

Have you dreamed of owning a property with endless business opportunities? The location is great with the road frontage on Hwy 315, and not far away are the Cherohala Skyway, The dragon, and Hwy 68. MOVE IN READY. Unique residential/commercial property on 1.69 acres. This property was completely redone in 2016. The living section (approx. 3,000 sq ft) is cooled and heated with a 5 Ton 3-Phase HVAC. The large attached workshop is approximately 8,000 sq ft divided in two workshop areas which are completely insulated. The paint both is top of the line and could be used for painting motorcycles, cars, furniture, and so much more. This property boasts 5 bedrooms and 2.5 bathrooms and comes with a very large media/movie room for the whole family to enjoy. Fenced front of property with two gated ...