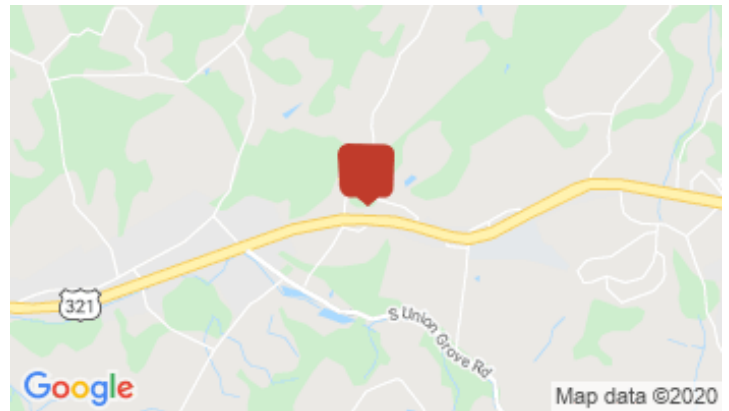


For Sale - Commercial frontage HWY 321 Friendsville

2884 W. Lamar Alexander Parkway, Friendsville, TN 37737



Listing ID: 30458652
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Convenience Store, Garden Center
Gross Land Area: 2.64 Acres
Sale Price: \$270,000
Unit Price: \$116.78 PSF
Sale Terms: Cash to Seller
Nearest MSA: Knoxville
County: Blount
Tax ID/APN: 005055 05303
Zoning: C-COMMERICAL
Property Use Type: Investment, Business
Gross Building Area: 2,312 SF
Building/Unit Size (RSF): 2,312 SF
Property Visibility: Excellent
Highway Access: W. Lamar Alexander Parkway (HWY 321)
Year Built: 1940



Overview/Comments

2.64 acres zoned C-Commercial. 700 feet of frontage on Lamar Alexander Parkway. Property improvements include a house built in 1940, moved sometime after that onto a basement foundation at its current location. There is also an open, 560sf, 3-bay carport next to the house.

The property is situated about half a mile from Pellissippi State Community College's Blount County Campus on Lamar Alexander Parkway, in a historically rural setting that is trending more commercial and higher-density residential. It was re-zoned from S-Suburbanizing to C-Commercial on August 16, 2012.

The house is in good condition and could be used as an attractive, functional facility for many kinds of small businesses (landscaping, construction-related, etc.). Updates are as follows:

2000: New windows

2013: New roof

2014: Floors refinished

2016: New HVAC, stove, dishwasher, washer, hot water heater, refrigerator

Property Contacts



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