

# Income-Producing Property - Leasehold Interest

## 3270 Parkway, Pigeon Forge, TN 37863



Listing ID:	30416981
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building, Mixed Use
Gross Land Area:	0.71 Acres
Sale Price:	\$350,000
Unit Price:	\$62.68 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	094C D 026.00
Zoning:	C-2 COMMERCIAL TOURIST DISTRICT
Property Use Type:	Investment
Gross Building Area:	5,584 SF
Building/Unit Size (RSF):	5,584 SF
Highway Access:	Parkway (US 441)
Tenancy:	Multiple Tenants
Year Built:	1993
Parking Type:	Surface



### Overview/Comments

This property offers an outstanding opportunity for commercial property investors and users. Offered for sale is the bank-owned long-term ground leasehold interest in this multi-tenant retail/office property, a commercially-zoned lot improved with a 5,584 square foot retail/office building. The front unit consists of about 1,966 square feet with additional shared tenant use of about 450 square feet of bathroom space, which is subleased for use as a Baskin Robbins Ice Cream Store. The back unit consists of about 3,168 square feet with shared tenant use of the additional bathroom space. It is currently vacant and offers potential additional rental income. It is attractive office space that was previously occupied as a real estate brokerage office. Possible uses include retail, restaurant, and general or professional office. Contact listing broker for additional terms and financial details regarding the "Prime" ground lease and the sublease.

Income-Producing Property - sale of the long-term leasehold interest

Excellent sublease for Baskin Robbins Ice Cream Store

Highly visible and accessible property on the Parkway (US 441)

Heavy average daily traffic count