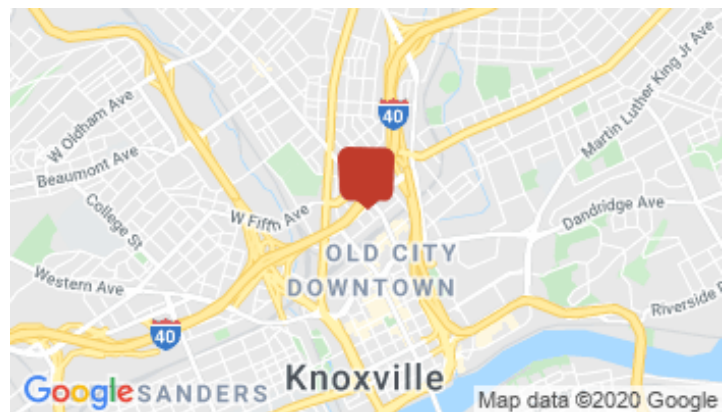


# The Mews II - Downtown Opportunity Zone Commercial Space



## 200-202 W Magnolia Ave, Knoxville, TN 37917

Listing ID:	30565561
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Mixed Use, Restaurant
Sale Price:	\$700,000
Unit Price:	\$175 PSF
Sale Terms:	Undisclosed
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	094EF011
Zoning:	DK-W
Property Use Type:	Investment, Vacant/Owner-User
Building/Unit Size (RSF):	4,000 SF
Property Visibility:	Excellent
Year Built:	2019



### Overview/Comments

This 4000 SF opportunity zone commercial space makes up the ground floor of The Mews II, a luxurious condo development just completed in 2019. The Mews is centrally located just north of downtown Knoxville between Old Magnolia Ave and W Depot Ave. This space is within walking distance to several new residential and commercial developments. This property gives a buyer the rare opportunity to own commercial space in downtown Knoxville. The space is currently a shell and can be finished out to suit the needs of every buyer. The space can be finished out by the buyer or the developer, at an additional cost. A grease trap can be installed to suit the needs of any type of restaurant. Ample free parking directly across the street underneath interstate I-40 makes this space easily accessible. The storefront will soon be installed which will feature large windows with masonry brick at the base of the interior and exterior.

? New Construction in Opportunity Zone

? Ample Free Parking

? High Ceilings

? Abundant Natural Light