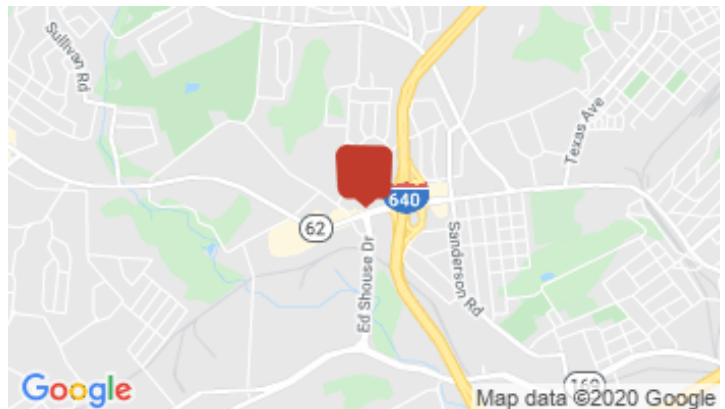


Buy building, lease out extra space & have TENANTS PAY YOU RENT!



4320 Ball Camp Pike, Knoxville, TN 37921

Listing ID:	30518447
Status:	Active
Property Type:	Office For Sale
Office Type:	Executive Suites, Medical
Sale Price:	\$460,000
Unit Price:	\$123.66 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	093FA011
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	3,720 SF
Property Visibility:	Excellent
Highway Access:	I-640 & I-75 access < 1 mile
Year Built:	1982
Construction/Siding:	Block, Concrete, Stucco
Parking Type:	Surface



Overview/Comments

Location: 45K vehicles drive by on a daily basis!. Value: \$50K reduction in price! . Medical businesses (Emergency care, pain management, etc.) have operated in this 3720 SF space, however there are so many other industries which could thrive in this location. . 6 offices/rooms are upstairs and 8 offices/rooms are downstairs which could open the door for an owner/user. Lease out individual offices or an entire floor and have monthly mortgage monies absorbed by professional tenants! Get creative with the space, remove some walls, and open up a co-working space! . Besides the 4 restrooms: more than 6 offices are plumbed! Possibilities galore for a barbershop, salon, nail spa, dog groomer/boarder, etc. 2 entrances, 2 parking lots, and 17 parking spaces! . Business professionals who could thrive in this space: . Medical professionals, Chiropractors, Massage Therapists, Urgent Care, Sleep Study, etc. Barbershops, Salons, Nail Spas, Dog groomer/boarder, Veterinarian, etc. Offices for Mortgage, real estate, insurance, financial advising, marketing, and advertising professionals just to name a few. .