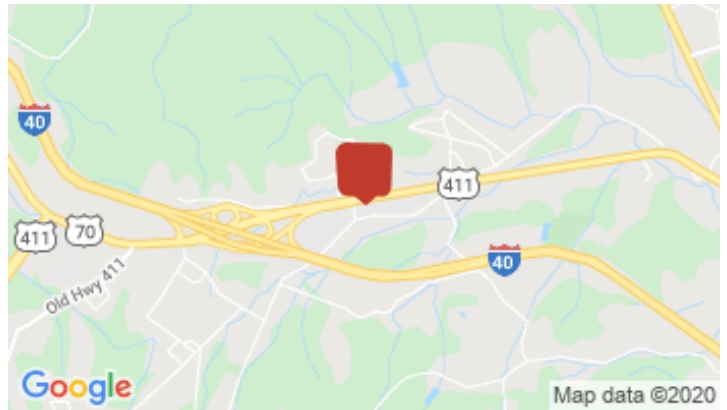


# Restaurant off I-40 with 1.7 Acres

## 1071 W Hwy 25-70, Newport, TN 37822



Listing ID:	30138807
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building
Gross Land Area:	1.70 Acres
Sale Price:	\$975,000
Unit Price:	\$151.02 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Newport
County:	Cocke
Tax ID/APN:	015046 10701
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	6,456 SF
Property Visibility:	Excellent
Tenancy:	Single Tenant
Year Built:	1978
Parking Type:	Surface



### Overview/Comments

1.7 acres with free-standing restaurant 0.2 miles off Interstate 40 at Exit 432. Located next to campgrounds, hotels, and gas stations. Busy Interstate corridor.

6,456 sf building with ample parking. Former restaurant and bar. Restaurant has two sections: a dining section and a bar section with a Texas-sized bar, dance floor, and stage. Dance floor can be used for dining as well.

Average daily car counts

- Interstate 40 at Exit 432 - 26,000 daily
- Highway 25/70 - 14,000 daily

Parcel ID 10701000046