

Former Deli for Lease Behind the Knife Works

2381 Business Center Cir, Sevierville, TN 37876



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| Listing ID: | 30505064 |
| Status: | Active |
| Property Type: | Retail-Commercial For Lease |
| Retail-Commercial Type: | Mixed Use, Restaurant |
| Contiguous Space: | 1,700 SF |
| Total Available: | 1,700 SF |
| Lease Rate: | \$1,700 (Monthly) \$12 PSF (Annual) |
| Base Monthly Rent: | \$1,700 |
| Lease Type: | Modified Gross |
| Nearest MSA: | Sevierville |
| County: | Sevier |
| Tax ID/APN: | 018P B 059.00 |
| Zoning: | C-3 |
| Gross Building Area: | 6,364 SF |
| Building/Unit Size (RSF): | 1,700 SF |
| Property Visibility: | Excellent |
| Highway Access: | Winfield Dunn Hwy 66 |
| Year Built: | 2000 |
| Construction/Siding: | Stucco |
| Parking Type: | Surface |



Overview/Comments

Opportunity to Serve the Expanding Campground and other Businesses in the complex. Multiple use building with this suite located on the ground floor. This Entire Building can be purchased at \$599,900. This unique building features three commercial spaces on the ground floor and two residential apartments on the second floor. It may be an ideal situation for an owner-user who wants to reside near his or her business, or rent the apartments for income. SHOWN BY APPOINTMENT ONLY. • Ideal location for service-type companies. • Two 1,500 SF residential apartments with nice views. • New E.I.F.S. on exterior. • New roof in 2012. • Seller has architectural drawings and photos to document development of the property. • Investor opportunity. • 1,700 sq.ft. space available for lease on ground floor ...