

# 2422 sq. ft. building

## 195 Edgewood Ave, Clinton, TN 37716

Listing ID: 30189070  
 Status: Active  
 Property Type: Retail-Commercial For Sale  
 Retail-Commercial Type: Convenience Store, Free-Standing Building  
 Size: 2,422 SF  
 Sale Price: \$230,000  
 Unit Price: \$94.96 PSF  
 Sale Terms: Cash to Seller, Other



### Overview/Comments

Prime central location. Close to major intersection of Hwy 25W and Hwy 61 (Charles Seivers Blvd). This building has had many upgrades and would be an excellent location for business offices, rental space, physician office, wellness clinic, retail space or restaurant. 4 entrance doors on front and 1 on back. 3 restrooms, 2 HVAC units. Large lot for additional parking or building expansion. Upgrades include HVAC, insulation, windows, outside lighting and siding.

### More Information Online

<http://www.kaarcie.com//listing/30189070>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority: Anderson Tax ID/APN: 0740 A 018.01 Retail-Commercial Type: Convenience Store, Free-Standing Building, Restaurant, Other Zoning: COMMERCIAL	Property Use Type: Vacant/Owner-User Building/Unit Size (RSF): 2,422 SF Land Area: 0.74 Acres Sale Terms: Cash to Seller, Other
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### Area & Location

Retail Clientele: General, Business Property Located Between: Located off of Main St. directly behind Walgreens. Property Visibility: Good	Largest Nearby Street: Main St. Highway Access: Close to major intersection of Hwy 25W and Hwy 61.
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### Building Related

Tenancy: Multiple Tenants Total Number of Buildings: 1 Number of Stories: 1 Typical SF / Floor: 2,422 SF Property Condition: Good Year Built: 1985 Year Renovated: 2015 Roof Type: Gable Construction/Siding: Block, Brick/Vinyl Siding Exterior Description: Rectangular shaped building. Multiple entrances. New windows.	Parking Type: Surface Parking Description: Paved Passenger Elevators: 0 Freight Elevators: 0 Sprinklers: None Heat Type: Natural Gas Heat Source: Central Air Conditioning: Package Unit Internet Access: Cable Interior Description: 3 separate possibilities for office space. Restrooms in each space.
Total Parking Spaces: 16	

### Land Related

Zoning Description: Commercial Water Service: Municipal	Sewer Type: Municipal Legal Description: Listed under Documents
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## Location

Address: 195 Edgewood Ave, Clinton, TN 37716  
County: Anderson  
MSA: Knoxville



## Property Images



2



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14

## Property Contacts

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