

Multi-Purpose Facility between Clinton and Oak Ridge

1726 Oak Ridge Hwy, Clinton, TN 37716



Listing ID: 30621817
 Status: Active
 Property Type: Retail-Commercial For Sale
 Retail-Commercial Type: Convenience Store, Free-Standing Building
 Size: 2,028 SF
 Sale Price: \$225,000
 Unit Price: \$110.95 PSF
 Sale Terms: Cash to Seller



Overview/Comments

Great visibility and access for this open-concept property in excellent condition between Clinton and Oak Ridge. Major renovations in 2017 include roof, insulation, windows, gutters, paint, HVAC, ductwork, and siding. Includes two parcels of land, terrific views of the Clinch River, handicapped accessible restroom, emergency lighting, crown molding, 11+ parking spaces, room for another structure, and no city taxes. Suitable for retail, professional offices or services, adventure services (directly across from the Gibbs Ferry boat launch), a restaurant with an excellent view, convenience store, car lot, warehouse, and other potential uses! Additional .42 acre parcel is available as well. Call for your showing today!

More Information Online

<https://www.kaarcie.com//listing/30621817>

QR Code

Scan this image with your mobile device:



General Information

| | |
|--|--|
| Taxing Authority: Anderson County Tax ID/APN: 001088 00904 and 00905 Retail-Commercial Type: Convenience Store, Free-Standing Building, Garden Center, Mixed Use, Retail-Pad, Street Retail, Vehicle Related, Other Zoning: C-1 | Property Use Type: Business Gross Building Area: 2,028 SF Building/Unit Size (RSF): 2,028 SF Usable Size (USF): 2,028 SF Land Area: 0.89 Acres Sale Terms: Cash to Seller |
|--|--|

Area & Location

| | |
|--|---|
| Retail Clientele: General, Family, Business, Traveler, Recreation, Other Property Located Between: Oak Ridge and Clinton Property Visibility: Excellent Largest Nearby Street: Oak Ridge Highway Feet of Frontage: 282 | Highway Access: I-75, Hwy 61, Hwy 95 Airports: McGhee Tyson, Knoxville (29.4 miles) and Oliver Springs Airport (8.4 miles) Area Description: Oak Ridge Highway is a shortcut from I-75 to I-40W, and the major access for Clinton, Oak Ridge, and Oliver Springs. |
|--|---|

Site Description Remodeled 2028-sf building on .89 acres off a major thoroughfare sits directly in front of the park and boatramp across the street.

Building Related

| | |
|---|---|
| Total Number of Buildings: 1 Number of Stories: 1 Typical SF / Floor: 2,028 SF Property Condition: Excellent Year Built: 2000 Year Renovated: 2017 Roof Type: Gable Construction/Siding: Vinyl Siding Exterior Description: Low maintenance vinyl siding, newer windows, metal roof, concrete porches with wooden rails | Parking Type: Surface Loading Doors: 0 Loading Docks: 0 Passenger Elevators: 0 Freight Elevators: 0 Sprinklers: None Heat Type: Electricity Heat Source: Central |
|---|---|

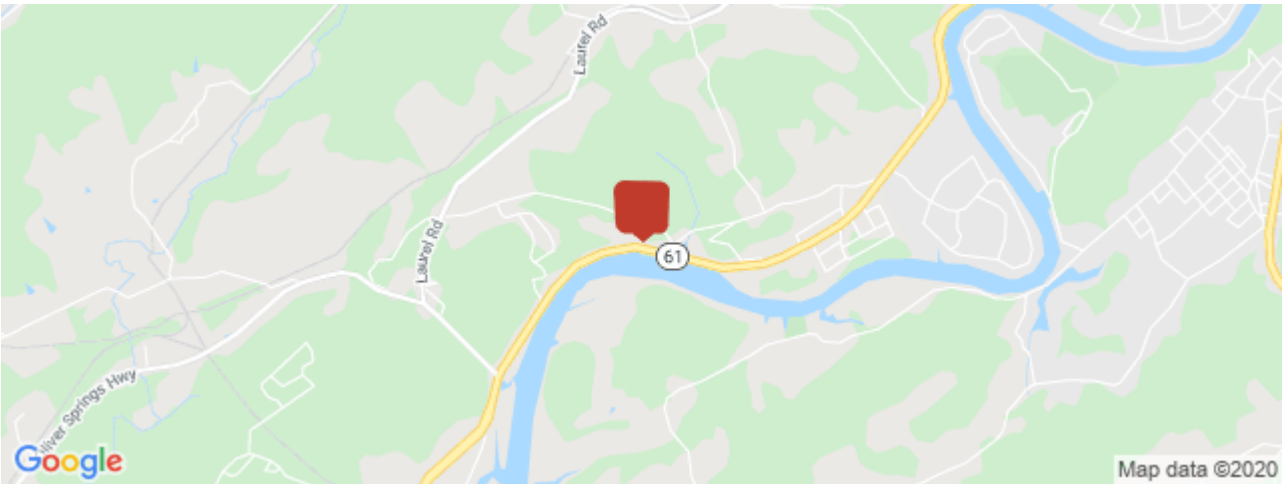
Interior Description Large open room with attractive wood ceilings, vinyl flooring, modern LED lighting, numerous large windows, storage room, restroom.

Land Related

| | | | |
|---------------------|----------------|------------------------|---|
| Zoning Description: | C-1 | Easements Description: | Electric lines run on the west side of the building. |
| Lot Frontage: | 282 feet | Land Ownership: | Owned |
| Lot Depth: | 85-180 feet | Legal Description: | Parcel identification numbers 088 009.04 (building on .17 acre) and 088 009.05 (parking lot on .70 acre). |
| Water Service: | Municipal | | |
| Sewer Type: | Septic | | |
| Easements: | Electric Lines | | |

Location

| | |
|----------|---------------------------------------|
| Address: | 1726 Oak Ridge Hwy, Clinton, TN 37716 |
| County: | Anderson |
| MSA: | Knoxville |



Property Images



IMG_5536



IMG_5515



IMG_5512



IMG_5517



IMG_5513



IMG_5522



IMG_5519

Property Contacts



Judy Wilson

Realty Executives Associates

865-414-7346 [0]

wilsonjs44@gmail.com