

# Retail Building Visible from Andersonville Hwy in Clinton



## 135 Little Senator Circle, Clinton, TN 37716

Listing ID: 30557462  
 Status: Active  
 Property Type: Retail-Commercial For Sale  
 Retail-Commercial Type: Free-Standing Building, Street Retail  
 Size: 1,833 SF  
 Sale Price: \$220,000  
 Unit Price: \$120.02 PSF  
 Sale Terms: Cash to Seller

### Overview/Comments

1,833 SF of retail space. Visible from Andersonville Hwy. Has been used as a beauty salon in the past. Currently, 400 SF is being leased to Slum Dog Animal Rescue for \$400/MO. The rest of the space is used once a week by an AA Group.



### More Information Online

<http://www.kaarcie.com//listing/30557462>

### QR Code

Scan this image with your mobile device:



### General Information

|                         |                                       |                           |                |
|-------------------------|---------------------------------------|---------------------------|----------------|
| Tax ID/APN:             | 001031 09800                          | Building/Unit Size (RSF): | 1,833 SF       |
| Retail-Commercial Type: | Free-Standing Building, Street Retail | Land Area:                | 1 Acre         |
| Zoning:                 | C-2                                   | Sale Terms:               | Cash to Seller |
| Property Use Type:      | Vacant/Owner-User                     |                           |                |

### Area & Location

Site Description: Level

Area Description From Exit 385 onto I-75 N, drive approximately 20 miles to Exit 122 onto TN-61 toward Norris. Turn onto Andersonville Hwy. Drive 1.3 miles to Little Senator Circle. Building is located on the left.

### Building Related

|                            |               |                      |         |
|----------------------------|---------------|----------------------|---------|
| Tenancy:                   | Single Tenant | Parking Type:        | Surface |
| Total Number of Buildings: | 1             | Passenger Elevators: | 0       |
| Property Condition:        | Good          | Freight Elevators:   | 0       |
| Year Built:                | 1958          |                      |         |

### Financials

Finance Data Year: 2020  
 Real Estate Taxes - Annual(\$): \$2,452 (Annual)

## Location

Address: 135 Little Senator Circle, Clinton, TN 37716  
County: Anderson  
MSA: Knoxville



## Property Images



2. Back of building



3. Huge Lot



4. Side yard



6. Main Room



5. Kitchen Area



7. Leased Space



8. Tax Map

## Property Contacts

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### **J W Deaver**

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