

# Historic District Street Level Retail

## 337 & 341 Market St, Clinton, TN 37716

Listing ID: 30657799  
 Status: Active  
 Property Type: Retail-Commercial For Sale  
 Retail-Commercial Type: Restaurant, Street Retail  
 Size: 10,900 SF  
 Sale Price: \$400,000  
 Unit Price: \$36.70 PSF  
 Sale Terms: Cash to Seller



### Overview/Comments

338 (red side in photos) is plumbed for a commercial kitchen. Updated 220v outlets. Close in the walkthrough and make a separate restaurant space with large display windows and antique original accents.

Call LA for showing appointment. Must have 24 hrs notice for showing. Show only during business hrs. M-F 10am-5pm. Masks required.

### More Information Online

<https://www.kaarcie.com//listing/30657799>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	001074G K 01400	Building/Unit Size (RSF):	10,900 SF
Retail-Commercial Type:	Restaurant, Street Retail	Sale Terms:	Cash to Seller
Zoning:	COMMERCIAL/H-1	Cap Rate:	7.59%
Property Use Type:	Investment		

### Area & Location

Retail Clientele:	General, Business, Tourist	Largest Nearby Street:	Charles G. Seivers Blvd
Property Located Between:	Main St and Eagle Bend Rd.	Feet of Frontage:	27
Property Visibility:	Excellent		

### Building Related

Tenancy:	Single Tenant	Parking Type:	Surface
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Year Built:	1925	Heat Type:	Natural Gas
Roof Type:	Flat	Heat Source:	Ceiling Units
Construction/Siding:	Brick	Air Conditioning:	Package Unit

Interior Description Currently open to 341 Market St, this wall can be finished should buyer want to separate this part of the building. Open floor plan with two large display windows, close to the intersection, and large parking lot. Best suited for retail, specialty boutique, professional space.

### Land Related

Water Service: Municipal  
 Sewer Type: Municipal

## Financials

Finance Data Year: 2019  
Real Estate Taxes - Annual(\$): \$3,752 (Annual)  
Gross Operating Income: \$38,400 (Annual)

Net Operating Income: \$30,105 (Annual)  
Actual or Proforma Year: Actual

## Location

Address: 337 & 341 Market St, Clinton, TN 37716  
County: Anderson  
MSA: Knoxville



## Property Images



DJI\_0009



DJI\_0013



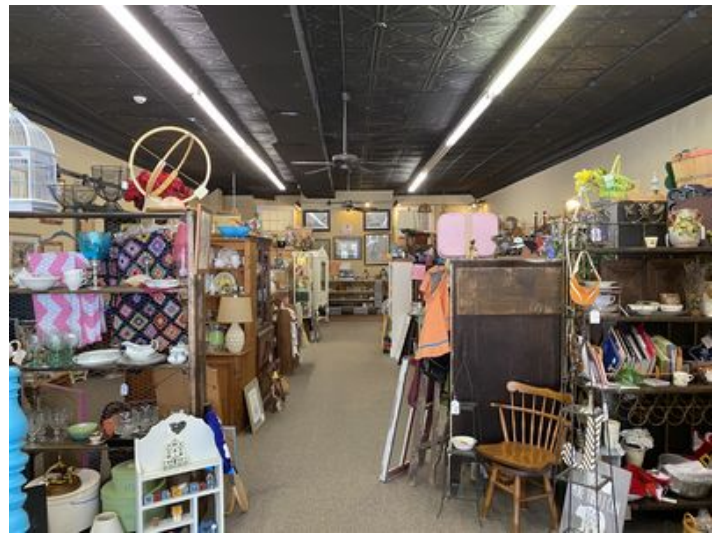
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Walk-through to 337 (red building)



Stairway to basement/personal garage



337



Rear of 337—could be offices



Rear of 337—could be offices

## Property Contacts

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