

# Highly Visible Commercial Property at Signalized Corner

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LOCATION **126 Bearden Place, Knoxville, TN**

PRICE **\$299,900 - PRICE REDUCED**

- Located at the corner of N. Central Ave. & Bearden Place
- Property is comprised of (4) tax parcels – Total site is approx. 0.75 acre
- Approx. 155' frontage on N. Central Avenue & approx. 310' frontage on Bearden Place
- Traffic Count – 14, 826 vehicles daily at the corner of N. Central Street and Bearden Place.
- (3) Tanks On-Site – (2) 4,000 Gallon Tanks & (1) 6,000 Gallon Tank – All Tanks are in Compliance with the State of TN

## Building Details and Measurements

### Main Office

- 27'2"L x 24'4"W (664 sq. ft.)

### Upper Stock Room

- 80'7"L x 24'2"W (1,955 sq. ft.)
- 10' Ceiling Height – 8'7" to Truss

### Upper File Room

- 30'3"L x 23'9"W (724 sq. ft.)
- 10'4" Ceiling Height
- 9' to Truss

### Upper Storage Room

- 64'8"L x 24'2"W (1,568 sq. ft.)
- Included in Square Footage is Office of 18'L x 11'5"W
- 10'4" Ceiling Height
- 9' to Truss

### Downstairs Parts Department

- 94'8"L x 23'6" (2,237 sq. ft.)
- Included in Square Footage is Office of 17'5"L x 6'1"W
- 11'5" Ceiling Height
- 10'9" to Concrete Beam
- (1) Rollup Door – 9'5"H x 9'8"W

### Downstairs Shop

- 107'8"L x 23'4" (2,522 sq. ft.)
- 11'9" Ceiling Height
- 11'1" to Concrete Beam
- (1) Rollup Door – 9'7"H x 9'9"W

#### Tin Roof Room

- 47'3"L x 18'5"W (875 SF)
- 10'9" Ceiling Height
- (1) Rollup Door – 9'8"H x 9'9"W

#### Electric Tool Repair Shop

- 25'L x 17'3"W (433 sq. ft.)
- 8' Ceiling Height

#### Marble Floor Room

- 29'1"L x 17'3"W (503 sq. ft.)
- 11' Ceiling Height

#### Upper Repair Shop

- 66'7"L x 48'W (3,202 sq. ft.)
- Ceiling Heights from 20' to 15'
- Ceiling Height to Joists from 18' to 12'
- (1) Pair of Steel Sliding Doors – 7'8"H x 12'1"W
- (1) Rollup Door – 13'3"H x 7'7"W

TOTAL BUILDING SQUARE FOOTAGE 14,683 +/-

\*\*All square footage and acreage amounts are believed to be accurate but not guaranteed. All information was obtained from appraisals and local courthouse records.\*\*