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# 496 River Road, Sneedville, TN 37869

**$499,999** · MLS #9984183 · www.brphomes.com/mls/9984183




| 3,000 | 1995 | 15 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 1995
**Lot Acreage:** 15
**City Taxes:** $0
**County Taxes:** $666

## Description

Versatile Commercial Building with Mountain Views on 15± Acres - Ideal for Business, Retreat, or Personal Oasis
Just minutes from town but offering elevated privacy and stunning panoramic mountain views, this 3,000 sq ft commercial building sits on 15± acres with 1.5± acres fully fenced with 6' perimeter fencing and two gated entrances, including one automated gate.
This multi-use facility has been thoughtfully updated and is move-in or move-in-business ready, currently operating as a private gym, spa, and martial arts dojo. Interior and exterior upgrades include fresh paint, two brand new HVAC systems, new fencing and gates, and numerous modern improvements throughout.
Property Features:
3,000 sq ft building with high-end matted floors, matted walls, and wrap-around mirrored walls

Attic storage area for equipment, supplies, or expansion

Updated living space featuring:

Full kitchen with new appliances

Bedroom with a new Sunlighten 5-person far infrared sauna

Full bathroom with new fixtures and custom storage

Spacious laundry/storage room

8x14 ft spa swimming pool with built-in deck, tables, benches, and a hot tub

Sweeping views overlooking the town and surrounding mountains

Multiple opportunities for expansion or development on the remaining acreage

Endless Possibilities: Whether you're seeking a personal wellness retreat, planning to open a private spa, martial arts studio, gym, or healing center, or aiming to develop a destination resort with tiny homes, treehouses, or cabins, this property has the infrastructure, setting, and zoning flexibility to make your vision a reality. Prime Location: Enjoy the convenience of being close to town while maintaining total seclusion and spectacular views. A rare opportunity to blend business, wellness, and lifestyle in one extraordinary property. Shown by Appointment Only - Contact a Licensed Agent Today. Schedule your private showing today! Must have pre-qualification or proof of funds to schedule showings, by appointment only and must be with an agent! No trespassing onto the property to look around. Buyers/Buyer Agents to verify all information. Property lines are approximate only.

## Features & Amenities

**INTERIOR**

Central Air • Central Heating • Exterior Lights • Forced Air Heating • Heat Pump • Overhead Doors • Part Fenced • Range • Refrigerator

**EXTERIOR**

County Road • Infrastructure In • Metal Roof • Metal Siding Exterior

**OTHER**

Fee Simple • Personal • Professional/Office • Public Water • Recreation • Residential • Septic Tank Sewer • Survey

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
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