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403 West Summer Street, Greeneville, TN 37743

$385,000 · MLS #9987136 · www.brphomes.com/mls/9987136



1,160	1950	0.4
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1950
Lot Acreage: 0.4
City Taxes: $942.32
County Taxes: $905.28

Description

FOR SALE -- 8,900± SQ. FT. DOWNTOWN COMMERCIAL PROPERTY

Prime downtown Greeneville commercial opportunity offering 8,900± square feet of versatile retail, office, showroom, warehouse, storage, garage, and covered parking space on approximately 0.43 acres. Conveniently located near the U.S. Post Office, established retail businesses, and Greeneville's Central Business District, this property provides an excellent setting for a wide range of commercial and business uses.

The property features an estimated:

Showroom:	574±	sq.	ft.
Office Space:	589±	sq.	ft.
Warehouse:	5,902±	sq.	ft.
Storage:	316±	sq.	ft.
Garage:	892±	sq.	ft.
Additional Storage:	627±	sq.	ft.
Carport:	404±	sq.	ft.

The combination of showroom, office, warehouse, workshop, storage, and garage areas makes this property particularly well suited for a retail business, contractor, distributor, service company, specialty showroom, sales operation, or other business requiring both customer-facing space and substantial inventory or work areas.

Buyer is responsible for conducting all inspections and due diligence regarding the building's systems, roof, foundation, boundaries, and other property components.

The business currently operating in the building is Seller-occupied. Seller requires approximately three weeks to vacate the building after all contingencies have been satisfied and Buyer has notified Seller that Buyer intends to proceed to closing.

Earnest money: One percent (1%) earnest money funds become non-refundable upon satisfaction of the contingencies or after 30 days from the date of the accepted agreement, whichever applies under the agreement.

FOR LEASE -- $5,000 PER MONTH The property is also available for lease at $5,000 per month on a gross-rent basis, with a 36-month lease arrangement. Please consult the Listing Agent for complete lease terms, conditions, and availability.

See MLS #9987137 for additional information regarding the leasing opportunity.

SEE VIRTUAL TOUR

A rare opportunity to acquire or lease substantial commercial space in the heart of downtown Greeneville with the flexibility to accommodate retail, showroom, office, warehouse, workshop, and inventory-storage needs.

Features & Amenities

INTERIOR

Delivery Doors • Display Window • Exterior Lights • Fire Alarm • Garage Bay(s) • Inside Storage • Lighting-Fluorescent • Loading Dock(s) • Natural Gas Heating • Overhead Doors • Security System

EXTERIOR

Block Exterior • City Street • Cleared • Finished Lot(s) • Highway • Metal Roof

OTHER

220 Volts • Auto Repair-Specialty • Auto Service • Average Condition • Building Trade • Cable Available • Deed Restrictions • Electricity Connected • Fee Simple • Fiber Available • Floor Plan • Natural Gas Available • Office/Showroom • Phone Available • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Greeneville Real Estate & Auction Team

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9987136