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1502 North N Main Ave Avenue, Erwin, TN 37650

$850,000 · MLS #9988252 · www.brphomes.com/mls/9988252



2,686	1996	1.29
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1996
Lot Acreage: 1.29
City Taxes: $2,679.23
County Taxes: $4,508.86

Description

This is a rare opportunity to acquire a highly visible commercial property at a strategic location near an interstate interchange in growing Erwin, Tennessee. Positioned on 1.29 acres adjacent to a busy gas station and convenience stop frequented by both travelers and local residents, this 2,686-square-foot building offers exceptional accessibility, exposure, and long-term business potential.

The property has been home to Clarence's Drive-In, a well-known local landmark with strong community recognition and an established destination presence. However, the true value extends far beyond its history. The site presents a unique opportunity for an owner-user, franchise operator, investor, or developer seeking a location with built-in traffic and strong

visibility.

The existing layout accommodates approximately 90 indoor guests, includes outdoor seating, and offers the potential for drive-through service -- creating flexibility for a variety of future concepts. Whether envisioned as a restaurant, coffee concept, fast casual operation, retail destination, specialty food venue, convenience-oriented business, or other commercial use, this property is positioned to capitalize on consistent local and pass-through traffic.

Located just moments from the interstate, the site benefits from the kind of convenience business owners actively seek, easy ingress and egress, strong visibility, and proximity to an established fuel stop that naturally attracts customers.

Property is offered at $850,000 for the real estate only. Seller may consider owner financing for a qualified buyer. The operating restaurant business, equipment and goodwill may also be purchased for an additional $25,000.

Features & Amenities

INTERIOR

Central Air • Central Heating

EXTERIOR

Brick Exterior

OTHER

Above Average Condition • Fee Simple • Public Sewer • Public Water • Restaurant

Listing courtesy of The Elite Team Agency

SCAN TO VIEW ONLINE
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