965 East Andrew Johnson Highway, Greeneville, TN 37745

$1,495,000 · MLS #9992699 · www.brphomes.com/mls/9992699



31,960	1966	2.56
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1966
Lot Acreage: 2.56
City Taxes: $8,723.28
County Taxes: $8,380.40

Description

INVESTMENT or BUSINESS OPPORTUNITY - Premier Commercial Property on East Andrew Johnson Highway: Welcome to an exceptional commercial property strategically located on East Andrew Johnson Highway, offering a prime opportunity for businesses seeking prominence and convenience! This property includes a comprehensive array of

features designed to cater to the diverse needs of businesses. Prominent Location: Positioned on East Andrew Johnson Highway, this property enjoys high visibility and accessibility, making it an ideal location for businesses looking to capture attention and maximize convenience. The building is located in HUBZone, which can benefit a small business! The railroad runs behind the building and can be accessed from a concrete dock. Property Highlights: Versatile Layout: With a total area of 31,960 square feet, the property comprises a harmonious blend of warehouse and office spaces, providing ample room to support various business operations effectively. Advanced Electrical Infrastructure: Equipped with a robust 3-phase, 480-volt electric service, the property ensures ample power capacity for businesses with demanding electrical requirements. Each section of the main building includes a separate electric meter. Income-Generating Potential: Building could be divided into parts and leased to multiple businesses creating a steady flow of income. Surveillance Equipment: Two out of the three warehouses are equipped with surveillance equipment, enhancing security and providing comprehensive oversight of business operations. Well-Equipped Warehouses: Each of the three warehouses include two dock doors, one raised and one drive in (6 dock doors total). Warehouse ceiling clearance heights are 14-20 feet. In addition each warehouse includes office spaces and bathrooms. Ample parking, catering to the diverse needs of tenants and visitors. Dedicated Office Space: Office space, including a conference room, is available at the front of the building. Schedule a showing today-the potential is endless!

The information herein is deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information.

Features & Amenities

INTERIOR

Delivery Doors • Forced Air Heating • Garage Bay(s) • Heat Pump • Inside Storage • Loading Dock(s) • Natural Gas Heating

EXTERIOR

Brick Exterior • Highway • Infrastructure In • Metal Roof • Metal Siding Exterior • Rail Siding

OTHER

440 Volts • Average Condition • Business Only • Distribution • Electricity Connected • Floor Plan • Industrial • Manufacturing • Natural Gas Connected • Phase 3 • Phone Available • Professional/Office • Public Sewer • Public Water • Sewer Connected • Survey • Water Connected

Listing courtesy of CENTURY 21 Legacy - Greeneville

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9992699