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3124 West Andrew Johnson Highway, Greeneville, TN 37743

$649,999 · MLS #9992986 · www.brphomes.com/mls/9992986



7,509	1990	2.1
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1990
Lot Acreage: 2.1
City Taxes: $5,555.59
County Taxes: $5,337.22

Description

High-Visibility Investment Opportunity Priced Below Tax Appraisal

The Opportunity: Secure a massive commercial footprint on one of Greeneville's busiest corridors at an unbeatable value. Formerly the well-known "Homestead Family Restaurant," this property is a blank canvas ready for its next chapter. Whether you are looking to launch a new flagship business or develop an income-generating property, the infrastructure here is built for success.
Immediate Equity & Value
Priced to Move: This property is listed at $749,900.00, which is below the official tax appraisal. This gives investors and business owners an immediate advantage and instant equity from day one.
Massive Infrastructure: Featuring a 7,509 sq. ft. building on 2.1 level acres, you are getting substantial square footage and land at a highly competitive price point.

Location & Exposure (The "Value" Drivers)
Daily Traffic: Situated on the busy 11-E / West Andrew Johnson Highway, this site is seen by 15,000+ vehicles every single day according to the 2023 TDOT traffic map. In real estate, high visibility equals built-in marketing.
City Limits: Located within the city limits of beautiful Greeneville, providing easy access to city utilities and a growing local customer base.
Parking Power: With 60+ paved spaces, you have the capacity for high-volume retail, tour buses, or large events without ever running out of room.
Ready-to-Use Assets
Equipment Included: The building comes equipped with a large walk-in freezer and walk-in refrigerator, saving a new owner tens of thousands of dollars in startup costs for food service or specialized storage.
Versatile Layout: The expansive interior can easily be partitioned into offices, kept open for a retail showroom, or utilized as a grand event venue.
Future Possibilities (Pick Your Business)
This property isn't just a restaurant building--it's a versatile commercial asset. Imagine the ROI on:
Retail & Showrooms: Furniture, appliances, or a boutique shopping hub.
Professional Services: Medical clinics, corporate offices, or a modern fitness center.
Event Space: A premier wedding venue or a community meeting hall.
Hospitality: A high-volume steakhouse, family style restaurant, or buffet.
Property Specs at a Glance:
Price is below tax appraisal.
Daily Cars: 15,000+ (2023 TDOT)
Bring your business and your imagination to a location that cannot be missed. This is a rare chance to acquire a large-scale property at a price that makes sense for your bottom line.
Information within taken from tax records and TDOT traffic maps online and as such is deemed reliable but is not guaranteed and must be verified by the buyer an or the buyer's agent.

R# 1944

Features & Amenities

INTERIOR

Exterior Lights • Fireplace Heating • Freezer • Handicap Access • Handicap Facilities • Heat Pump • Natural Gas Heating • Pole Sign • Refrigerator

EXTERIOR

City Street • Highway • Infrastructure In • Log Exterior • Metal Roof • Shingle Roof • Wood Siding Exterior

OTHER

Aerial • Average Condition • Cable Available • Electricity Connected • Fee Simple • Natural Gas Available • Phone Available • Public Sewer • Public Water • Sewer Connected • Vacant • Water Connected

Listing courtesy of REMAX Checkmate, Inc. Realtors

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9992986