

496 River Road, Sneedville, TN 37869

\$499,999 · MLS #10001580 · www.brphomes.com/mls/10001580



15.16
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 15.16

City Taxes: \$0

County Taxes: \$1,095.57

Elementary School: Hancock Co

Middle School: Hancock

High School: Hancock

Description

Versatile Acreage with Large Building and 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 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

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 Sunlighten 5-person new far infrared sauna
Bedroom with a new Sunlighten 5-person far infrared sauna
Full bathroom with new 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
Option to purchase additional tracts (tract 1: 310.65+/-ac; tract 2: 502.66+/-ac; tract 4: 192+/-ac)

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

EXTERIOR

Commercial • Garage(s) • Lot/Tract • Mountain(s) View • Outbuilding • Residential • Storage

OTHER

Above Average Condition • Electricity Connected • Fencing - Partial • Public Water • Septic Tank Sewer • Survey • Water Connected

Listing courtesy of Whitetail Properties Real Estate, LLC



SCAN TO VIEW ONLINE
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