



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## WORSHIP CENTER OR COMMUNITY CENTER / ASSEMBLY CENTER

\$425,000

2204 Linden Ave  
Knoxville, TN 37917

AVAILABLE SPACE  
8,000 SF

### AREA

From Magnolia Ave, turn south onto N. Olive St to the property on the right at  
Linden Ave.

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### OFFICE

Jim Simpson  
865 690 1111  
jsimpson@ccim.net

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WALLACE**

813 S Northshore Dr - Suite 202, Knoxville, TN 37919  
865.690.1111



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SALE



### OFFERING SUMMARY

Sale Price:	\$425,000
Available SF:	
Lot Size:	0.94 Acres
Year Built:	1892
Building Size:	8,000 SF
Renovated:	2013
Zoning:	R-2
Price / SF:	\$53.12

### PROPERTY OVERVIEW

Beautiful historic church built around 1892 and recently renovated. Upgrades include new drywall, new carpet, new roof, new 5-ton HVAC unit, new gutters and mostly new windows.

A house, which is not in good condition, is also on the property and no value has been given to it.

Currently being used as a church, this property could have many different uses such as a community center, outreach program, or assembly center.

All sizes/measurements contained herein are from the Knox County tax records and must be verified by the buyer.

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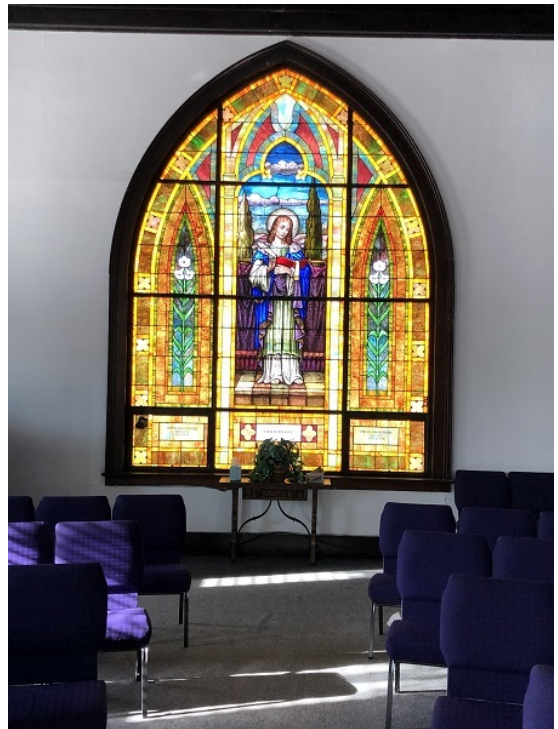




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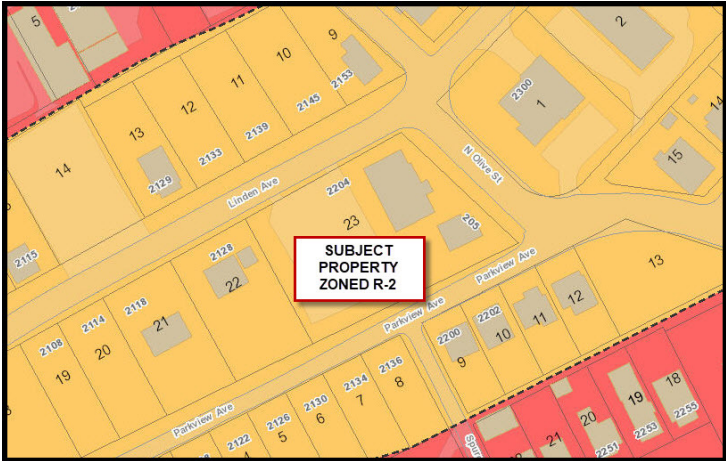
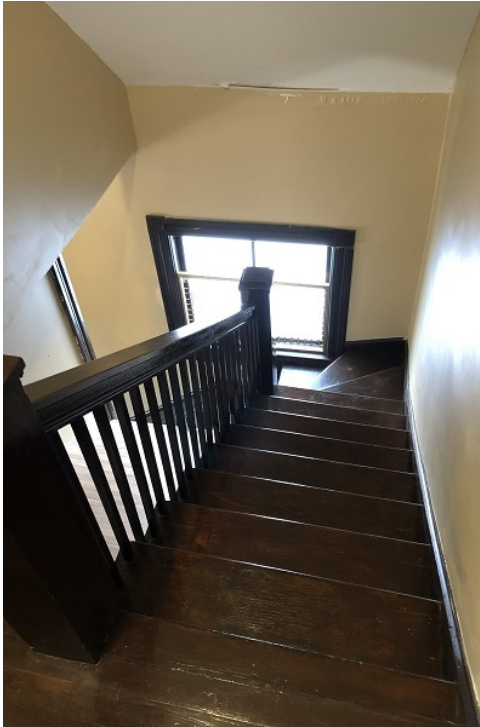




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