



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## OFFICE FOR SALE - E MAGNOLIA AVE

\$105,000

2104 E Magnolia Ave  
Knoxville, TN 37917

AVAILABLE SPACE  
1,872 SF

### AREA

I-40 E/I-75 N. Continue to follow I-40 E  
Take exit 389 for Hall of Fame Dr toward U.S. 441 N/Broadway  
Drive to E Magnolia Ave  
Turn right onto Hall of Fame Dr (signs for U.S. 11/Magnolia Avenue)  
Turn left onto E Magnolia Ave  
Pass by Family Dollar  
Destination will be on the right.



### OFFICE

John Lyle  
865 690 1111  
john@JFL78.com

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
WALLACE**

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

CBCWORLDWIDE.COM



# OFFICE FOR SALE - E MAGNOLIA AVE

2104 E Magnolia Ave, Knoxville, TN 37917

SALE



## OFFERING SUMMARY

Sale Price:	\$105,000
Available SF:	
Year Built:	2003
Building Size:	1,872 SF
Zoning:	C-3
Price / SF:	\$56.09

## PROPERTY OVERVIEW

Office for Sale on E Magnolia Ave w/possible owner financing.

Conveniently located to the Parkridge Community, 1.5 Miles to Old City, 1.9 miles to Downtown Knoxville and close proximity to Interstate 40.

Consist of 5 offices w/potential for 6, kitchen and 2 restrooms.

Buyer to verify square footage.

CBCWORLDWIDE.COM

John Lyle  
865 690 1111  
john@JFL78.com

 **COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE



# OFFICE FOR SALE - E MAGNOLIA AVE

2104 E Magnolia Ave, Knoxville, TN 37917

SALE



CBCWORLDWIDE.COM

John Lyle  
865 690 1111  
john@JFL78.com



COLDWELL  
BANKER  
COMMERCIAL  
WALLACE



SALE

## OFFICE FOR SALE - E MAGNOLIA AVE

2104 E Magnolia Ave, Knoxville, TN 37917



[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

John Lyle  
865 690 1111  
[john@JFL78.com](mailto:john@JFL78.com)



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

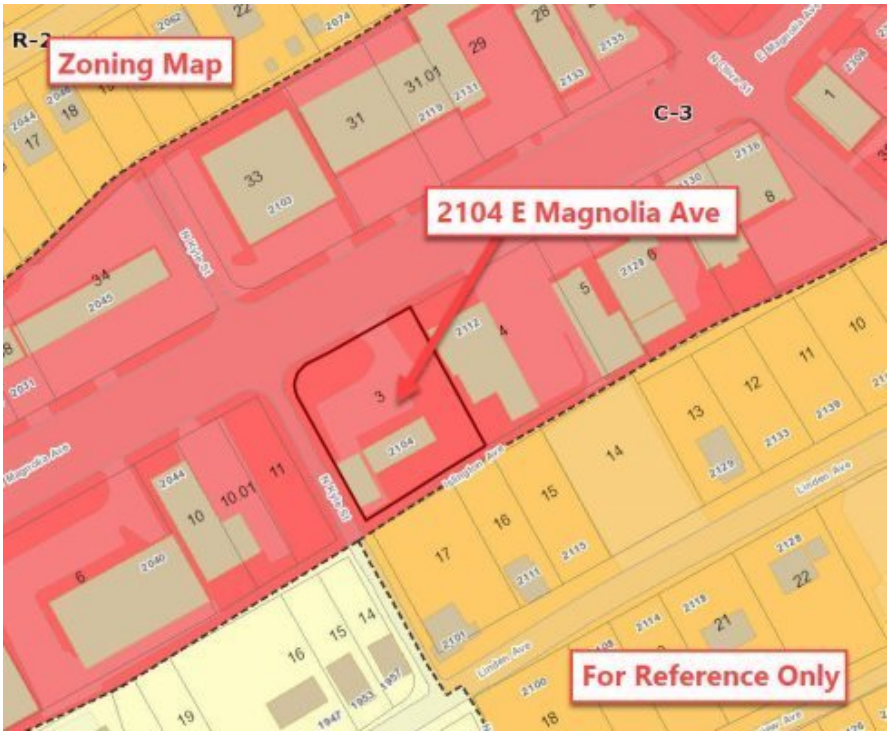




SALE

# OFFICE FOR SALE - E MAGNOLIA AVE

2104 E Magnolia Ave, Knoxville, TN 37917



CBCWORLDWIDE.COM

John Lyle  
865 690 1111  
john@JFL78.com



**COLDWELL  
BANKER  
COMMERCIAL  
WALLACE**