



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## INSKIP COMMUNITY SERVICE STATION FOR SALE

\$259,900

4712 Central Ave Pike  
Knoxville, TN 37912

AVAILABLE SPACE  
2,214 SF

### AREA

Get on I-40 E/I-75 N - Continue on I-40 E/I-75 N. Take I-640 E to Merchant Dr.  
Take Exit 108 from I-75 N. Take Central Avenue Pike to E Inskip Dr. Property is  
on the corner and fronting Central Ave Pike.



### OFFICE

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### OFFERING SUMMARY

Sale Price: \$259,900

Available SF:

Building Size: 2,214 SF

Zoning: C-G-1

Price / SF: \$117.39

### PROPERTY OVERVIEW

Signalized hard corner of the Inskip community just one block off of Merchants Dr and Central Ave Pike with 195' of frontage on Central Ave Pike.

Retro service station on the corner consisting of 2,214 square feet with waiting area, restroom, office and 3 service bays.

TDEC monitored site cleanup has just been completed.

C-4 Zoning (C-G-1 RECODE) allows for many retail, commercial and entertainment uses, as well as, auto related services.

Adjacent to and also available: 100 E Inskip Dr. Unique industrial warehouse relic ideal for re-development to many commercial uses. See MLS for listing and more details.

Together, both sites allow potential re-development of 1.29 acres.

The corner diagonal to this property sold in 2016 for over \$5million.

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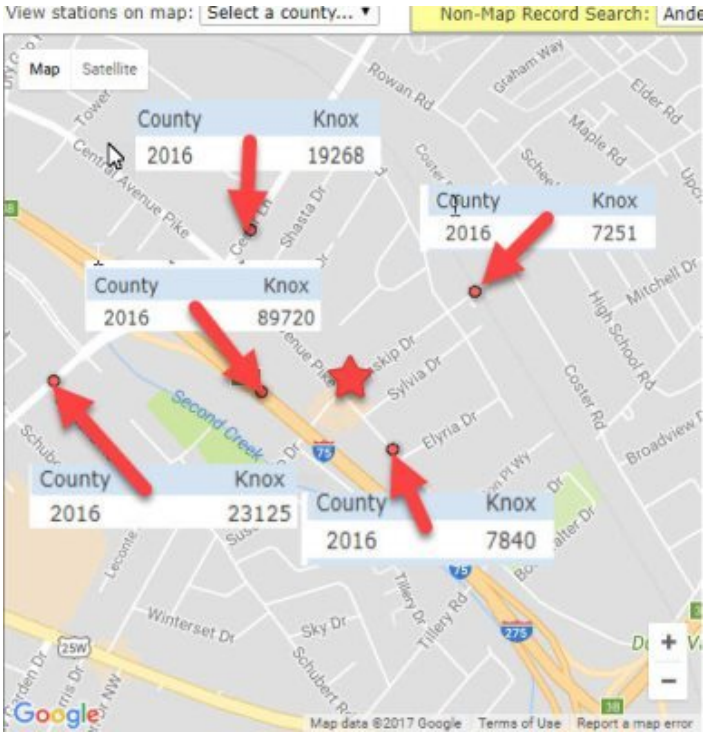




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