



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## WINFIELD DUNN PKWY FRONTAGE WITH 6,000 SF BLDG FOR SALE

\$1,245,000

2228 Winfield Dunn Pkwy  
Sevierville, TN 37876

AVAILABLE SPACE  
6,000 SF

AREA

I-40 to south on Winfield Dunn Parkway, just past Knife Works on the right.

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### OFFICE

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SALE



## OFFERING SUMMARY

Sale Price:	\$1,245,000
Available SF:	
Lot Size:	1.61 Acres
Year Built:	1992
Building Size:	6,000 SF
Zoning:	AC, IC
Price / SF:	\$207.50

## PROPERTY OVERVIEW

Front and center on Winfield Dunn Parkway one block south of Knife Works. Winfield Dunn frontage parcels are zoned AC and includes a 6,000+/- SF building that has 6 offices, showroom, conference room, 3 bathrooms, parts desk and kitchen. Adjacent parcel has a fenced in yard area with combined 200' of frontage. Traffic Count of 40,000+/- cars per day with a rare left turn in from Winfield Dunn Parkway. This is a unique opportunity to own Winfield Dunn frontage. Property consists of 4 parcels. The 2 rear lots that front Two Rivers Boulevard are zoned IC and have 200' of frontage. The 2 parcels on Two Rivers Boulevard can be sold separately.

Buyer should confirm all measurements.

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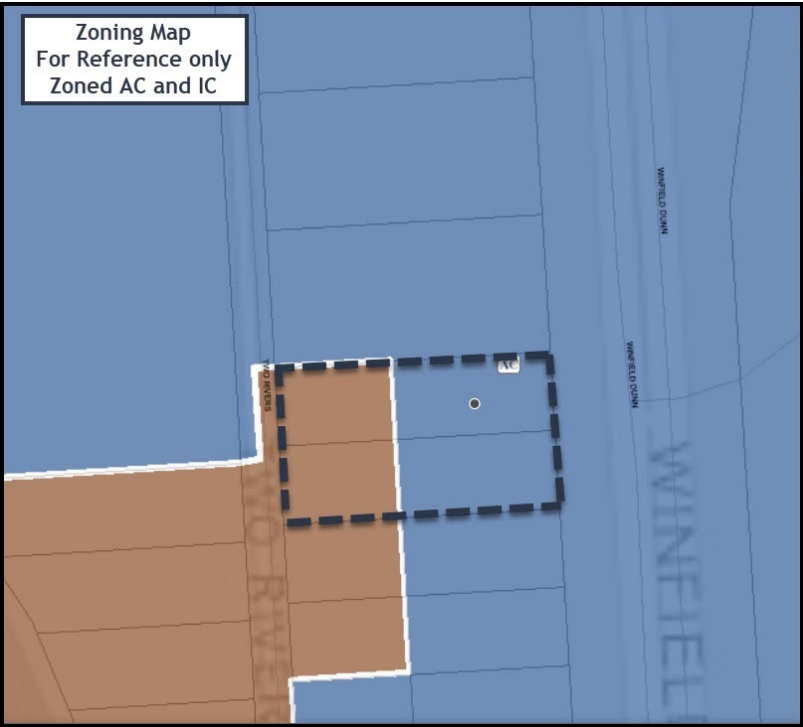




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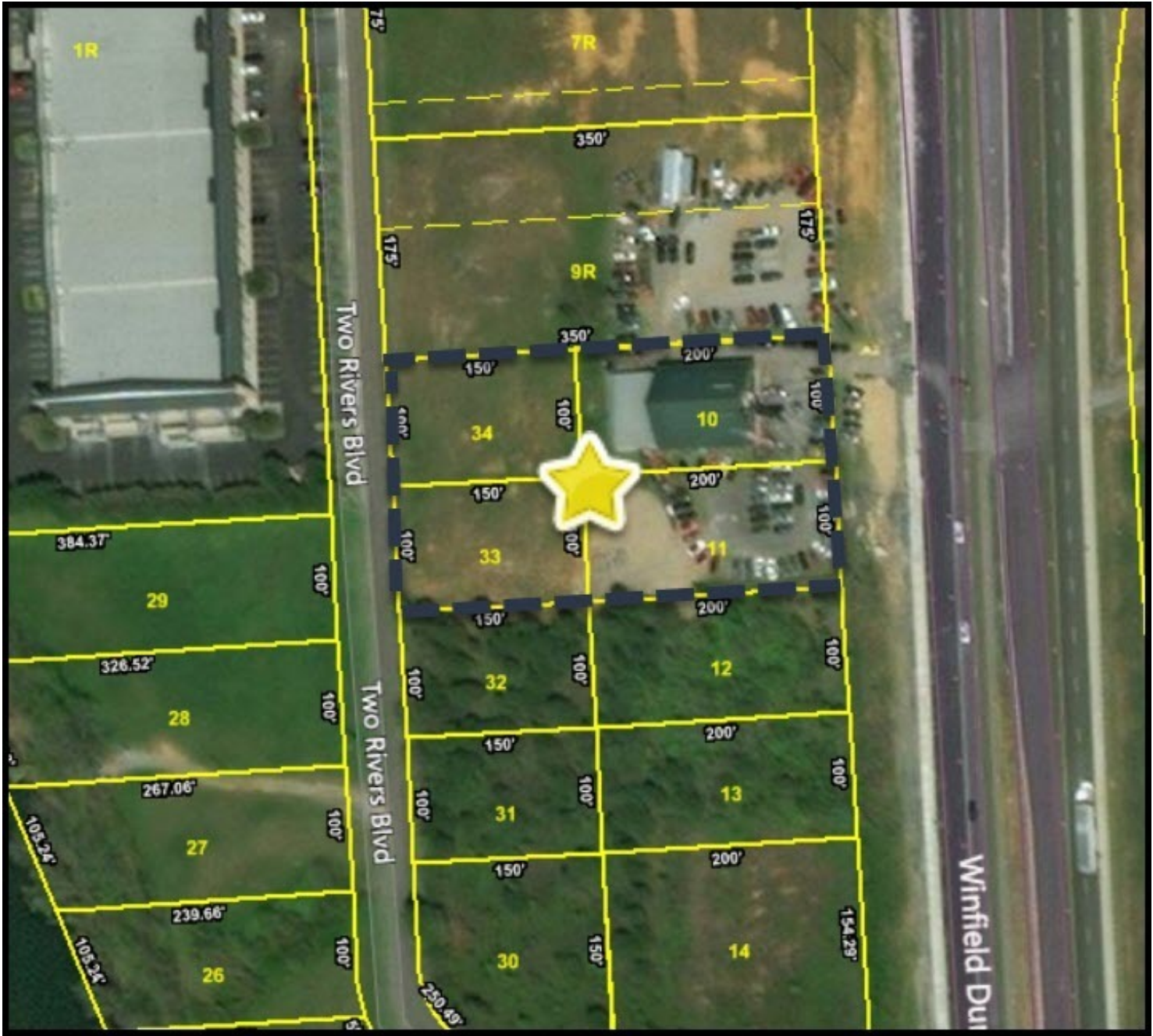




WINFIELD DUNN PKWY FRONTAGE WITH 6,000 SF  
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