



**COLDWELL
BANKER
COMMERCIAL**
WALLACE

FOR SALE

RECENTLY REDUCED! MOTIVATED SELLER!

\$99,900

5338 N Broadway St
Knoxville, TN 37918

AVAILABLE SPACE
2,107 SF

AREA

Follow I-40 E/I-75 N and I-640 E. Take Exit 6 from I-640 E. Use any lane to turn left onto US-441 N/N Broadway. Destination will be on the right across from Fountain City Park.



OFFICE

John Lyle
865.690.1111
john@JFL78.com

CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
WALLACE**

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



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OFFERING SUMMARY

Sale Price:	\$99,900
Available SF:	
Lot Size:	0.17 Acres
Year Built:	1939
Building Size:	2,107 SF
Zoning:	C-3
Price / SF:	\$47.41

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PROPERTY OVERVIEW

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Quaint building in the heart of Fountain City across from Fountain City Park.

Fountain City is developing fast and this one of few remaining developable sites in that is NOT in the flood zone!

Traffic counts on N Broadway were over 48,000 in 2016.

A retail shopping center has been proposed for this site. Contact Listing Agent for more details and renderings.



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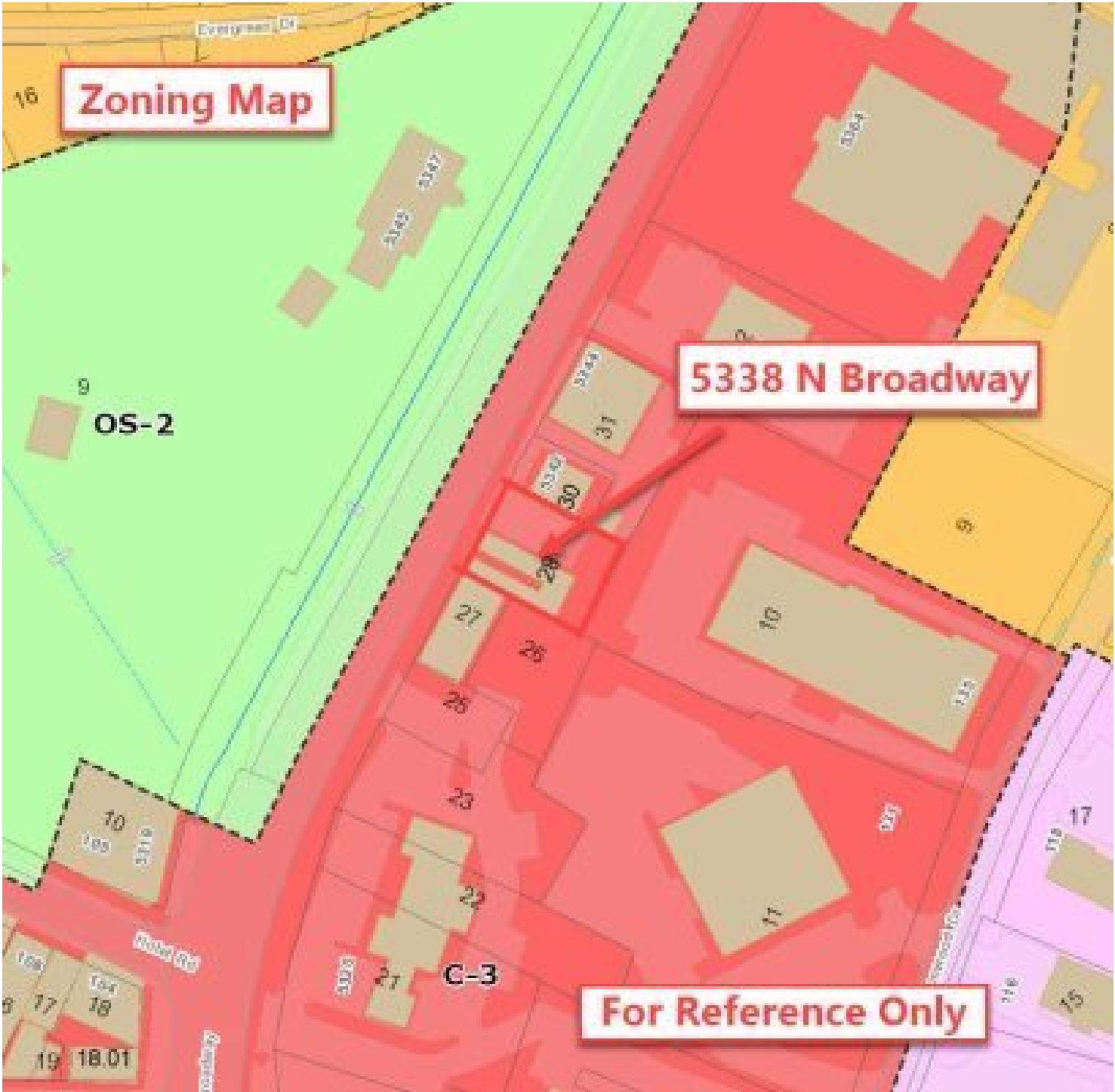
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