



**COLDWELL
BANKER
COMMERCIAL**
WALLACE

FOR SALE

MAGNOLIA CORRIDOR WAREHOUSE FOR SALE

\$625,000

711 E Depot Avenue
Knoxville, TN 37917

AVAILABLE SPACE
10,000 SF

FEATURES

- Refrigerated loading area with ceramic tile floor to ceiling
- 4 walk-in coolers
- 3-Phase 1600-amp service
- Hydraulic elevator
- 2 Offices
- 2 Bathrooms
- Close to proposed Smokies Stadium site
- Close to the Old City

AREA

I-40 East or West through downtown Knoxville, take Hall of Fame Exit south .5mi to Magnolia, left then immediately right just past Graning paint on Randolph, then one block to E Depot, left to property on left.



OFFICE

John Lyle
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813 S Northshore Dr - Suite 202, Knoxville, TN 37919
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SALE

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OFFERING SUMMARY

Sale Price:	\$625,000
Available SF:	
Lot Size:	5877.0 Acres
Year Built:	1960
Building Size:	10,000 SF
Zoning:	I-MU
Price / SF:	\$62.50

PROPERTY OVERVIEW

Magnolia Corridor Redevelopment or Renovation - former Travis Meats packing facility with 4 huge walk-in coolers and large refrigerated loading area, hydraulic elevator to lower floor, large Frick ammonia refrigeration machine - all non-operational. Building has ceramic tile walls from floor to ceiling, entire building is concrete including concrete double T roof system, with offices and baths on lower level.

Property has direct access I-40 from Hall of Fame Blvd - the gateway to downtown - Close proximity to Old City, with recent strong investments made in the immediate area including the former Dick Wright Hardware now Marc Nelson Denim, Fireproof Storage, Harris Distributing awaiting development, Graining Paint, Knoxville Opera and Last Days of Autumn Brewery.

711 E. Depot is ideal for many commercial uses - or combine with other properties listed and re-develop.

Hot growing area! Possible Opportunity Zone tax incentives and New Market Tax Credits - TIF's could be available.

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