



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

# FOR SALE

## LEASEHOLD INTEREST FOR SALE

\$295,000

2916 - 2924 - 2940 Tazewell Pike  
Knoxville, TN 37918

AVAILABLE SPACE  
7,500 SF

### AREA

Go north on Broadway and bear right onto Tazewell Pike. Property is on the right.



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## OFFICE

Jim Simpson  
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2916 - 2924 - 2940 Tazewell Pike, Knoxville, TN 37918



## OFFERING SUMMARY

Sale Price:	\$295,000
Cap Rate:	10.6%
NOI:	\$46,723
Available SF:	
Lot Size:	1.38 Acres
Year Built:	1980
Building Size:	7,500 SF
Zoning:	C-3
Price / SF:	\$39.33

## PROPERTY OVERVIEW

This is the sale of a leasehold interest only. Underlying ground lease extends through 10/31/2032. The front parcel is NNN sub-leased to Pilot Oil Corp. The rear parcel has the two-story office building; currently with 7 tenants and 0 vacancies. Financials are pro-forma and available upon request and with explanations. Suites G and H are currently unfinished but leased.

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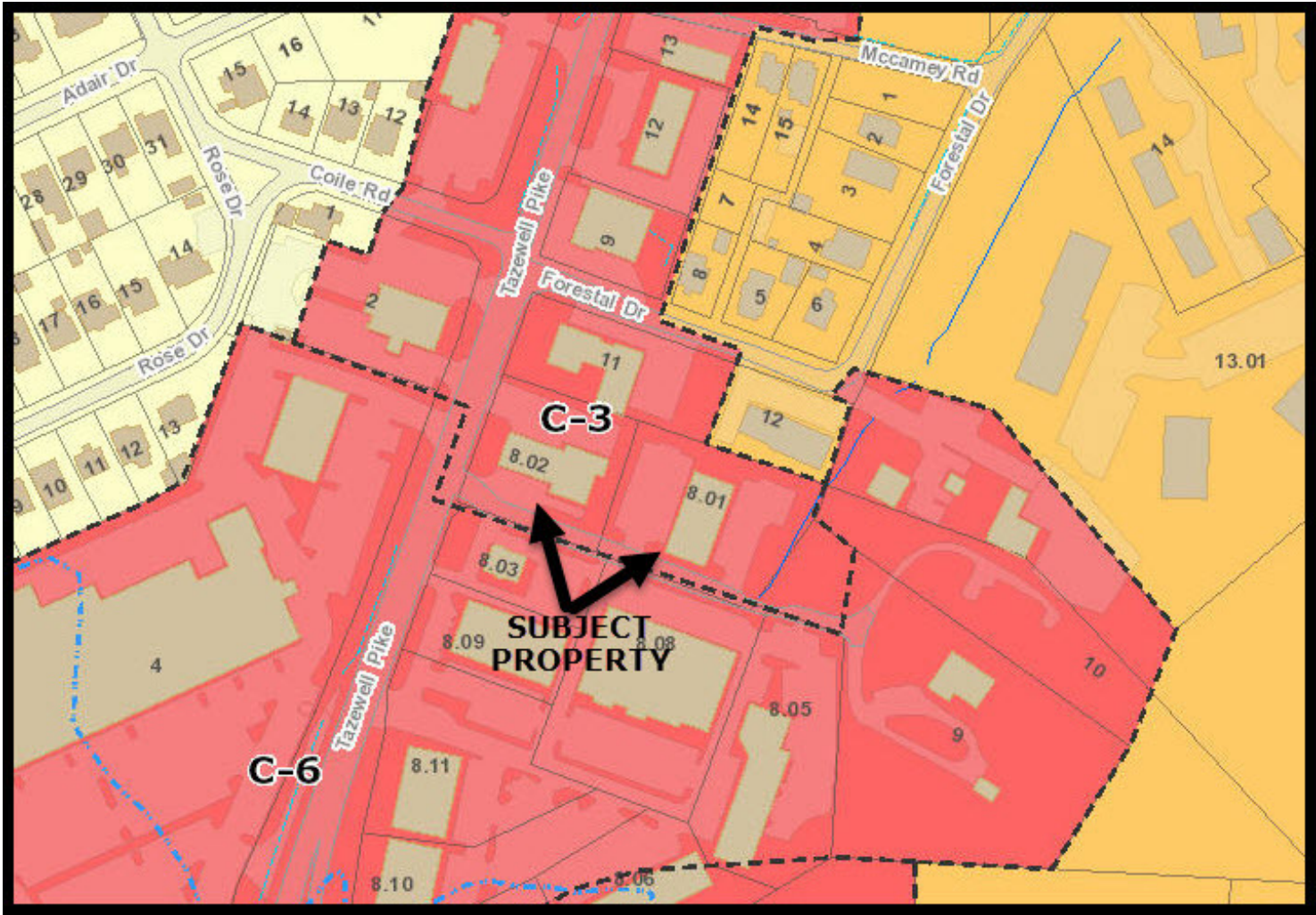




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