



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## REDUCED FOR QUICK SALE! TWO SEVIERVILLE RENTALS

\$499,000

1745 Pineridge Way  
Sevierville, TN 37876

AVAILABLE SPACE  
4,489 SF

### AREA

I-40 to Exit 407 onto Hwy 66 heading toward Sevierville. Left onto Hwy 411, right onto Veterans Blvd. continue to Dollywood Lane, left turn. Dollywood land turns into upper middle creek road, follow to Spruce Dr, Spruce Dr turns into Pineridge way, property up hill on left where pavement ends and gravel road starts.



### OFFICE

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SALE



## OFFERING SUMMARY

Sale Price:	\$499,000
Number Of Units:	2
Lot Size:	4.13 Acres
Year Built:	1986
Building Size:	4,489 SF
Zoning:	R-1
Price / SF:	\$111.16

## PROPERTY OVERVIEW

Great chance to purchase two rental homes on 1 tract within minutes of everything Sevier County has to offer. Two (2) Structures- 1 Board and Batten style 2 story cabin, 1,267 SF, 1 Wood Siding traditional style, 2 story home, 3,222 SF. With a little work, both could be successful overnight rentals, or the larger home a long term and the cabin for overnight. There is enough room to build more rentals on the property as well. GPS hits right onto the property, Spruce and Pineridge road are paved to basically the property line, then gravel. Several properties surrounding and inside this area have sold recently including a ridge across from this to be developed into overnight cabins. MOTIVATED Sellers!

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