



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## C-3 LOT FOR SALE OUTSIDE OF DOWNTOWN KNOXVILLE

\$125,000

521 W 5th Ave  
Knoxville, TN 37917

AVAILABLE SPACE  
0.49 Acres

### AREA

Merge onto I-40 E/I-75 N - Continue to follow I-40 E - Take Exit 387 toward TN-62/17th St/Western Ave - Continue onto Dale Ave NW - Take Blackstock Ave to W Fifth Ave - Merge onto Dale Ave NW - Continue straight onto Blackstock Ave - Sharp right onto Richards St - Turn right at the 1st cross street onto W Fifth Ave - Destination will be on the left.



### OFFICE

John Lyle  
865 690 1111  
john@JFL78.com

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



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## OFFERING SUMMARY

Sale Price: \$125,000

Available SF:

Lot Size: 0.49 Acres

Zoning: C-3

Price / SF: \$5.86

## PROPERTY OVERVIEW

.49 fenced acres for sale right outside of Downtown Knoxville. C-3 zoning. Great location in an area that is developing fast.

Qualifies for New Market Tax Credits.

Queen St and Bradley Ave shown on maps are closed. Possibility of obtaining more land with permit from road closure (See Listing Agent).

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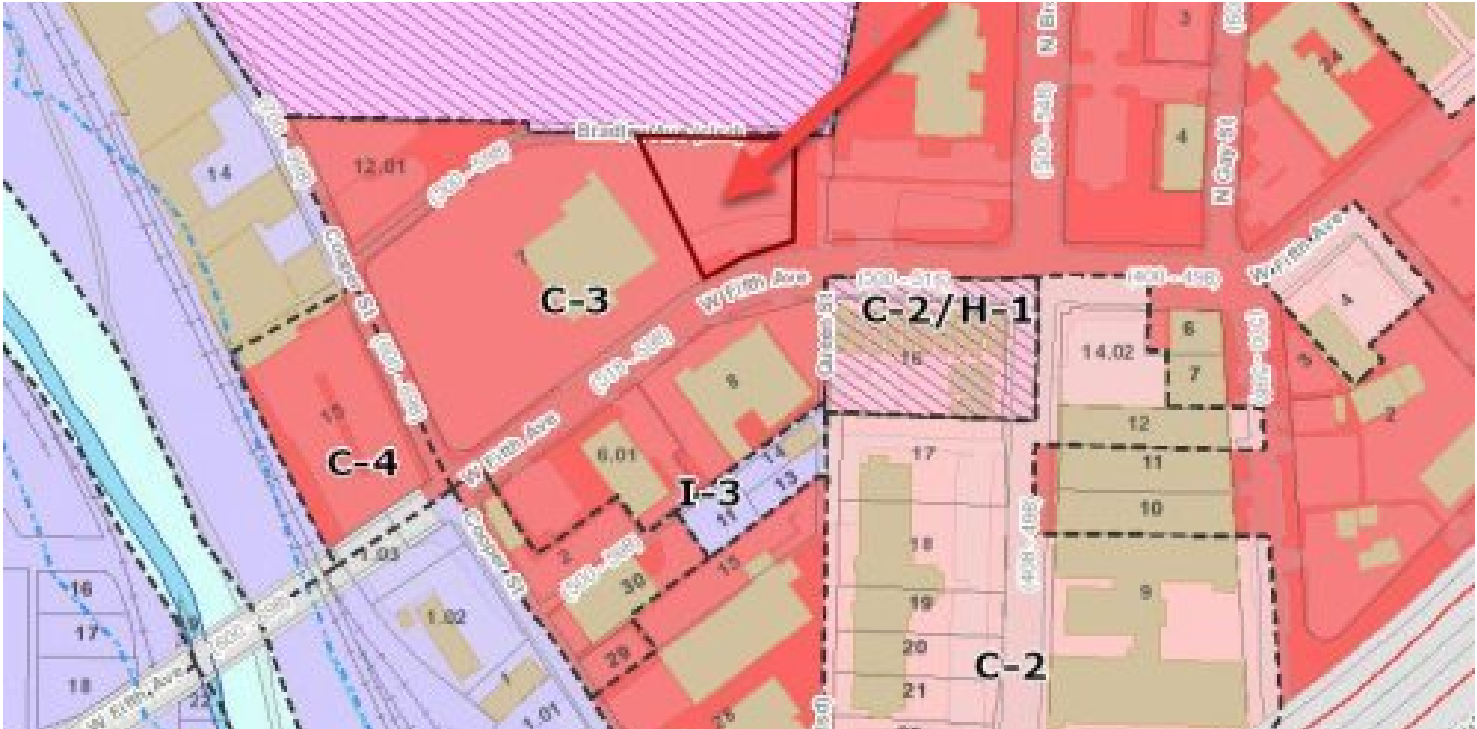




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