



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

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## WEST KNOX DUPLEX

\$165,000

1100 Piney Grove Church Rd  
Knoxville, TN 37909

AVAILABLE SPACE  
1,920 SF

### AREA

Just off Middlebrook Pike, about 2 miles from West Town Mall. From Middlebrook Pike, go north on Piney Grove Church Rd for .25 (quarter) mile and property on right as road curves left.



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### OFFICE

Chris Bruce  
865 690 1111  
christopherbruce1972@gmail.com

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813 S Northshore Dr - Suite 202, Knoxville, TN 37919  
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### OFFERING SUMMARY

Sale Price:	\$165,000
Number Of Units:	2
Available SF:	
Lot Size:	0.51 Acres
Year Built:	1970
Building Size:	1,920 SF
Zoning:	R-1A
Price / SF:	\$85.94

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### PROPERTY OVERVIEW

West Knox brick duplex on half acre, 100% occupied just off Middlebrook Pike on Piney Grove Church Rd. Each unit is 2 bedrooms, 1 bath with individual metering for electric & water. Each unit has own driveway, fenced back yard and washer/dryer connections. Unit #1100 has current one-year lease through 11/30/19 and unit #1102 is a twelve-year tenant on month-to-month terms. Both units are currently rented for \$650/month. Good upside potential exists with future rent increase and renovations.

List price based on \$165,000 appraisal from 10/29/2018 that is in file.



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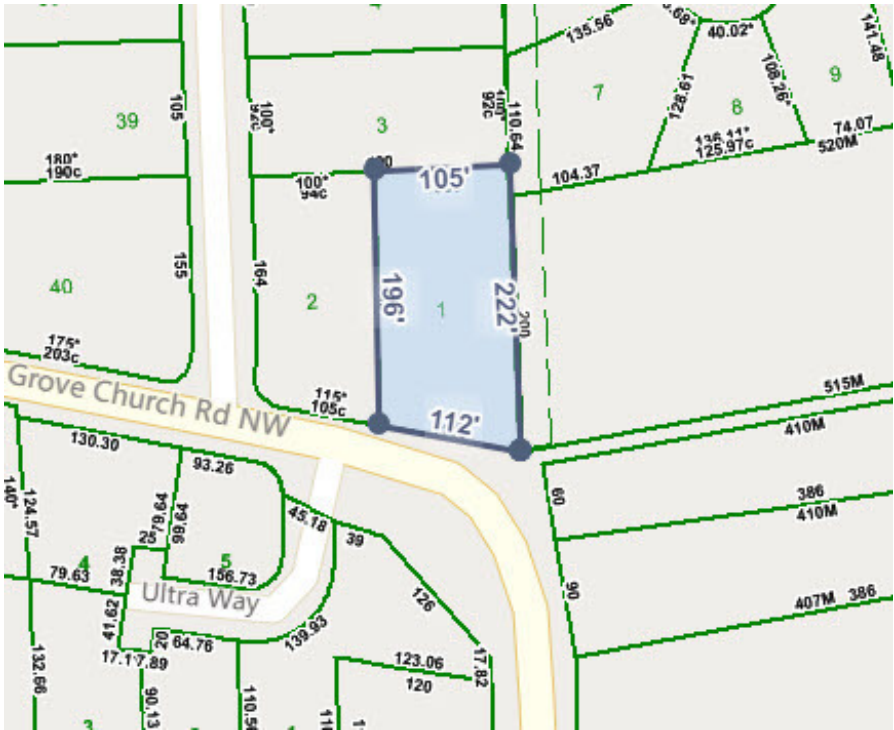




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