



**COLDWELL
BANKER
COMMERCIAL**
WALLACE

FOR SALE

"HISTORICAL" BUILDING FOR SALE

\$380,000

1205 N Central St
Knoxville, TN 37917

AVAILABLE SPACE
2,600 SF

AREA

From downtown Knoxville, go 1 mile north on N Central St to property on the left.



OFFICE

Bart Mitchell
865 690 1111
bartmitch@aol.com
John Rebori, CCIM
865 690 1111
johnrebori@gmail.com

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

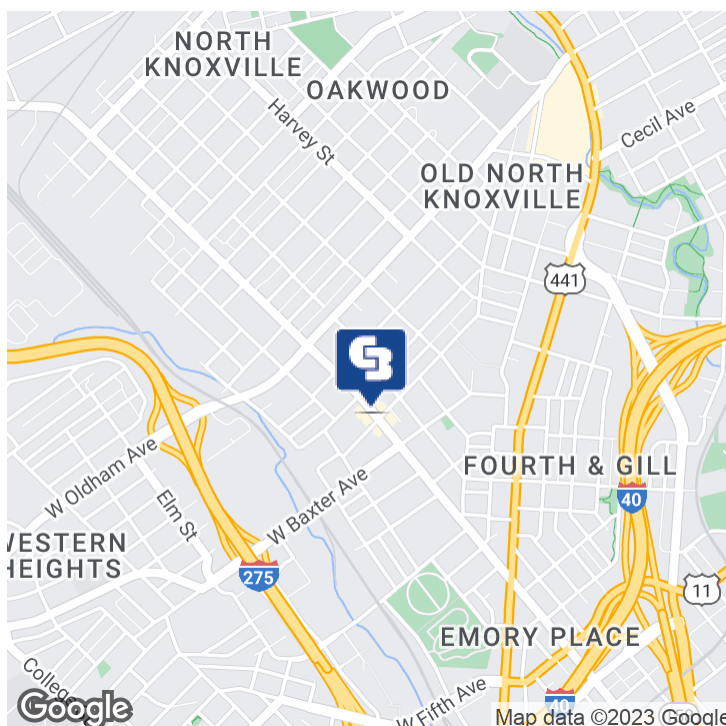
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OFFERING SUMMARY

Sale Price: \$380,000

Available SF:

Year Built: 1935

Building Size: 2,600 SF

Zoning: C-G-2

Price / SF: \$146.15

PROPERTY OVERVIEW

*Offering consists of 1 building/section.

*Approximately 2,600 SF building with an additional rear parking lot.

*This building is part of a larger parcel and subject property to be surveyed off separately prior to a closing sale on property.

This is a CONFIDENTIAL LISTING. Please contact Bart Mitchell or John Rebori, CCIM, prior to showing property. In regard to any viewing, please use discretion and do not discuss property in public, in front of customers, or other tenants, etc. NOTE: a) Current Tenant excluded from co-op broker fee; b) Tentative first right of refusal.

*On-site parking lot at rear of property and on street parking.

*City of Knoxville has just finished an elaborate street scape project with new sidewalk benches, pedestrian crossovers, tree planters & shrubs, etc.

*Central Cinema' currently occupies the building. DO NOT DISTURB or SPEAK with current Tenant.

Subject property entails a building on notable portion of the west side of Happy Holler Historic District, a district just 1 mile north of downtown Knoxville. Happy Holler's period of significance extends from 1909 thru 1961 and in 2014 was added to the National Register of Historic Places. Being one of seven Knoxville neighborhoods/commercial districts based around the historic trolley rail systems.

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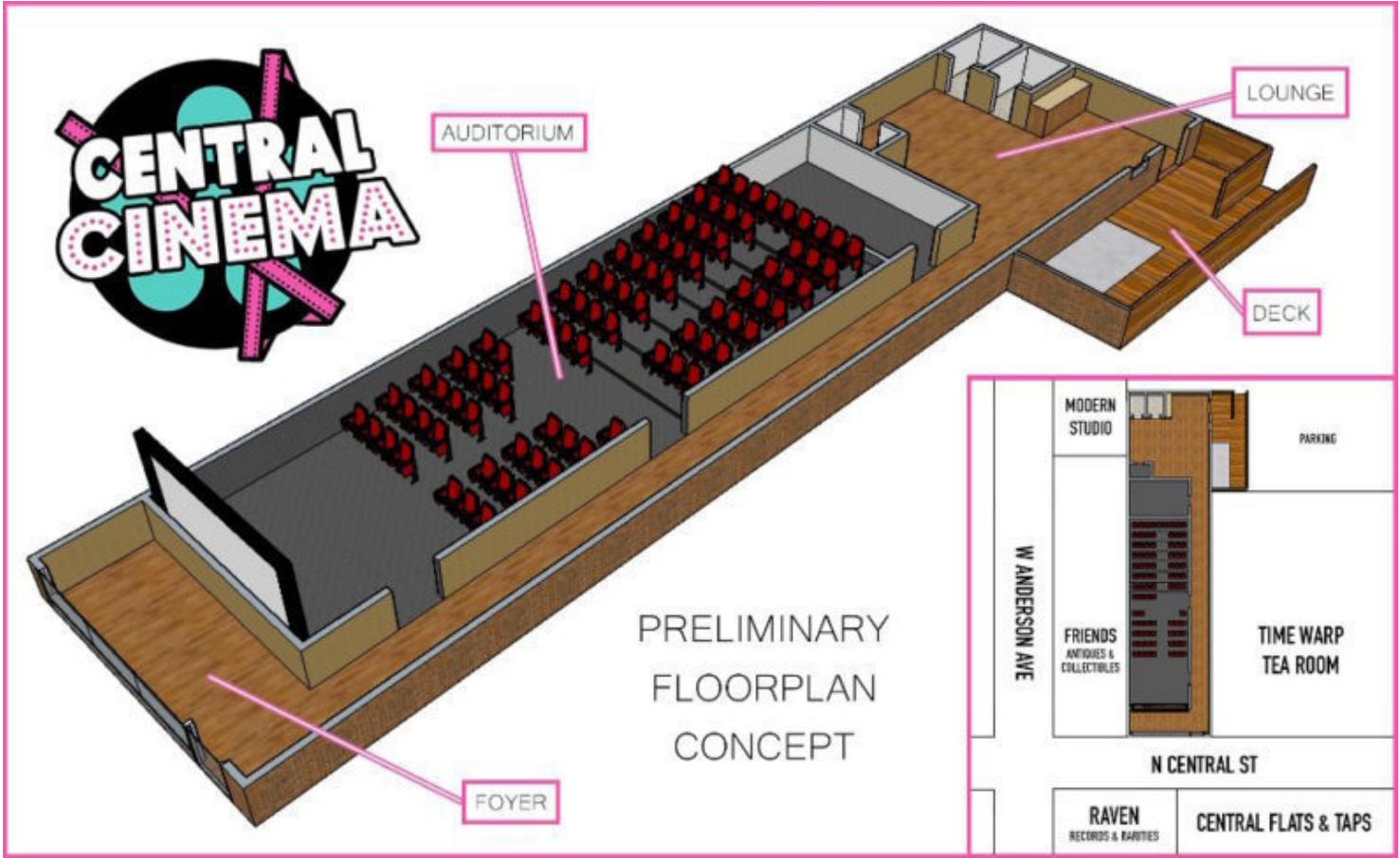
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