



**COLDWELL
BANKER
COMMERCIAL**
WALLACE

FOR SALE

OFFICE FOR SALE ON ESSARY ROAD NEXT TO CENTRAL HIGH SCHOOL

\$599,000

3105 Essary Rd
Knoxville, TN 37918

AVAILABLE SPACE
6,482 SF

AREA
Broadway north to right on Essary Road to property on the left.



OFFICE

Jim Staley, CCIM
865.690.1111
jimstaley@mindspring.com

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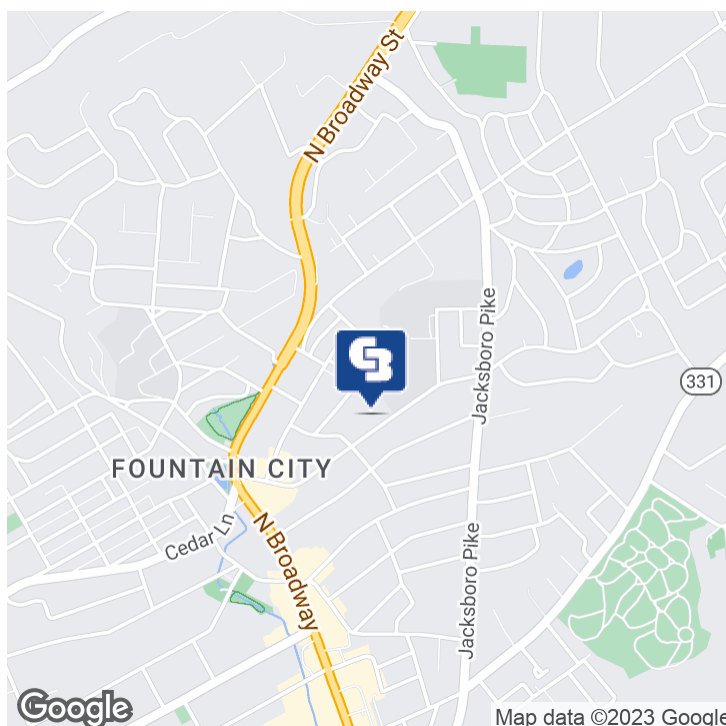
**COLDWELL BANKER COMMERCIAL
WALLACE**
813 S Northshore Dr - Suite 202, Knoxville, TN 37919
865.690.1111



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OFFERING SUMMARY

Sale Price:	\$599,000
Available SF:	
Lot Size:	0.89 Acres
Year Built:	1950
Building Size:	6,482 SF
Zoning:	O-1
Price / SF:	\$92.41

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PROPERTY OVERVIEW

Great location close to the middle of Fountain City and next to Central High School. The property has been well-maintained and consists of two buildings on one parcel totaling 6,482 SF. The smaller building has approximately 2,788 SF with reception/waiting room, file room, conference room, 10 offices, 2 bathrooms and a kitchen/break room. Larger building has approximately 3,694 SF with a larger reception/waiting room, conference room, 11 offices, 3 bathrooms and a kitchen/break room. Each building has 2 HVAC units and a total of 40 parking spaces.

Co-listed with Greg McKay.

All measurements should be verified by purchaser.



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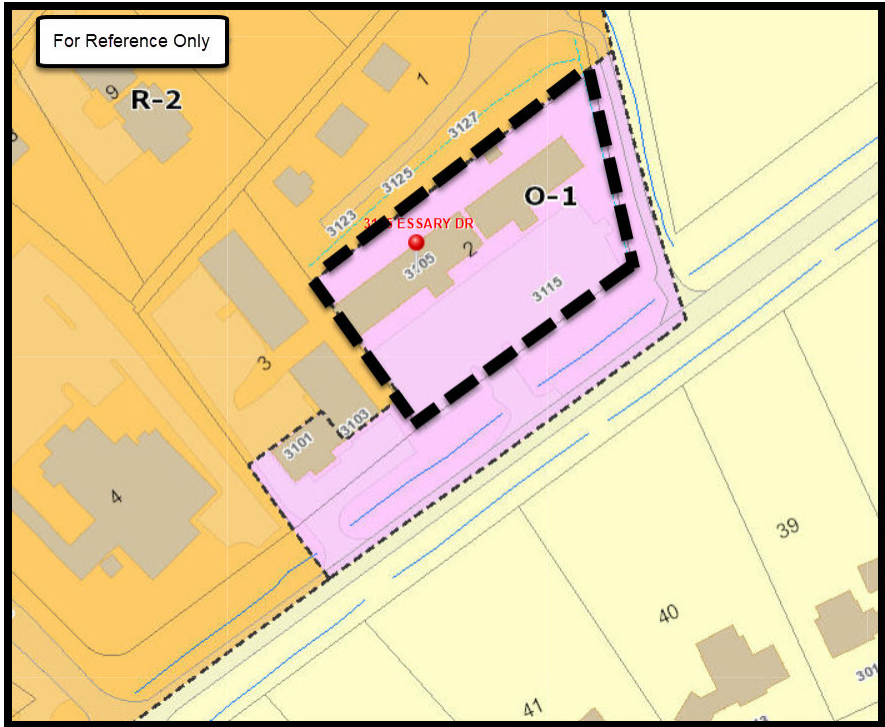
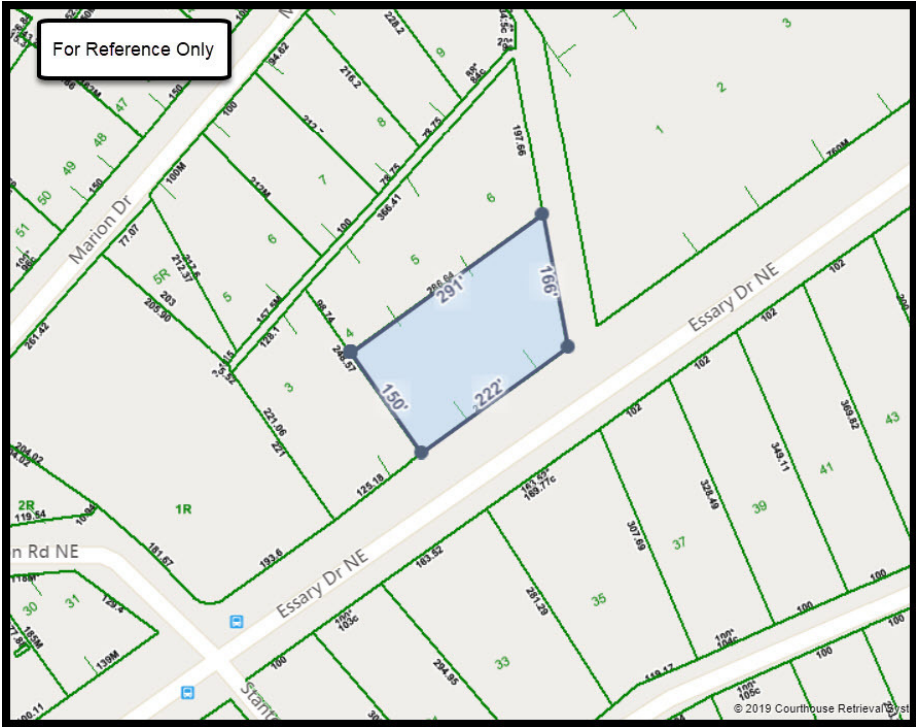
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