



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## THE VESTAL ELEMENTARY SCHOOL IN SOUTH KNOXVILLE OPPORTUNITY ZONE!

\$429,000

1600 Willoughby Rd  
Knoxville, TN 37920

AVAILABLE SPACE  
30,000 SF

### AREA

From I-40 near Downtown, take Alcoa Hwy (Hwy 129) for approximately 2 miles to the UT Hospital Exit on Cherokee Trail. Go 1.1 miles to UT Student Housing complexes and turn right onto Eddington. Go .5 miles to Willoughby Rd and turn right. School is .2 miles on the left.



### OFFICE

Stuart Kendrick  
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## OFFERING SUMMARY

Sale Price:	\$429,000
Available SF:	
Lot Size:	4.3 Acres
Year Built:	1930
Building Size:	30,000 SF
Zoning:	C-G-1
Price / SF:	\$14.30

## PROPERTY OVERVIEW

The old Vestal Elementary School sitting on 4.3 acres zones Knoxville City C-3. Great location right around the corner from all of the student housing on Cherokee Trail, close to the new interchange on Alcoa Highway and the South Knoxville River development(s)! Opportunity zone and possible Federal, State & local monies for renovation, restoration, etc. All brick construction with maybe 5 additions through the years. The "older" section has roughly 13,000 SF built in 1930 with hardwood floors and a small basement. The second section moving to the east is roughly 7000 SF with concrete floors, large boiler room in basement and the gymnasium included in this square footage is hardwood with concrete underneath. The newest section's last use was a daycare and is approximately 10,000 SF with window PTAC style Electric AC and gas heat in all of most if not all of the classrooms, concrete floors, cinderblock construction with brick veneer and concrete ceiling beams that could allow for a second level to be built.

Active Electric service to newer part and the building has a couple of tenants on month to month basis. There is a fire alarm system activated steel roll door installed and a concrete block wall separating the Newer daycare side from the older parts of the building. Newer, 30-year shingle roof on the gabled section(s) with substantial sheeting and roof structure work.

Property would work great for retirement home, multi-family, artist workspaces, tax credit housing and the like.

All information is to be verified by the buyer.

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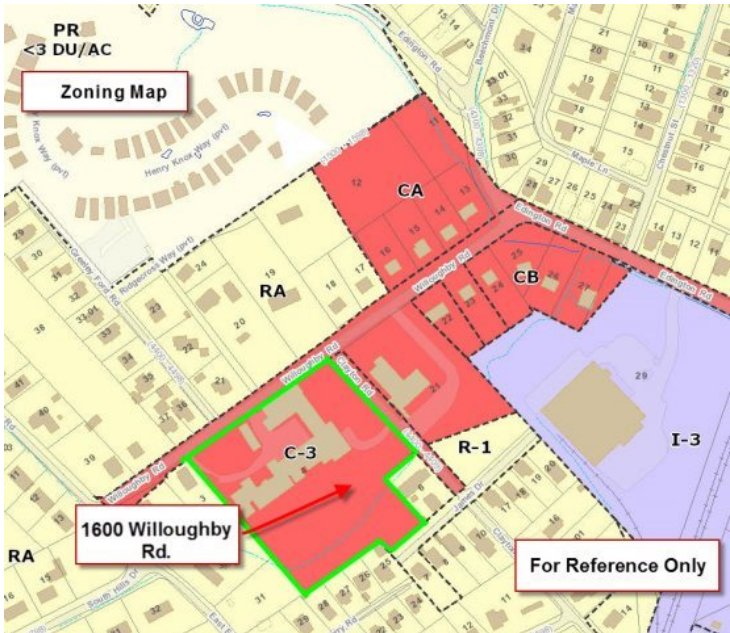




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