

Medical Office
4,162 SF | 4.05 Ac | \$579,000

UHS Pediatric Medical Office

147 Oakland Ln
Maynardville, TN

For more information

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
state@koellamoore.com

Ryan McElveen, MBA

O: 865 531 6400 | C: 865 567 0232
rmcelveen@koellamoore.com

Property Highlights

- Leased to 11/30/2024
- Also available for lease \$18.75/NNN
- Situated on beautiful 4.05-acre tract
- Convenient to Maynardville Hwy arterial
- Great opportunity for additional expansion
- Develop land further for more Office or other use
- Commanding views

OFFERING SUMMARY

Sale Price	\$579,000
NOI	\$75,057
Lot Size	4.05 Acres
Building Size	4,162 SF
Year Built	2008

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	11,294	\$64,109
10 Miles	38,832	\$66,387
Knox Metro	1,172,792	\$77,766



THE UNIVERSITY OF TENNESSEE MEDICAL CENTER

Wisdom for Your Life.

Detailed Information

University Health System Inc. (UHS) is a regional health system that comprises the UT Medical Center, UT Health Network and various partnerships and joint ventures with physicians and healthcare companies. UHS is affiliated with the University of Tennessee Graduate School of Medicine and numerous regional hospitals and physician organizations. UHS supports and collaborates with the UT Graduate School of Medicine and other academic endeavors as part of its commitment to excellence in education and research.

Aerial View



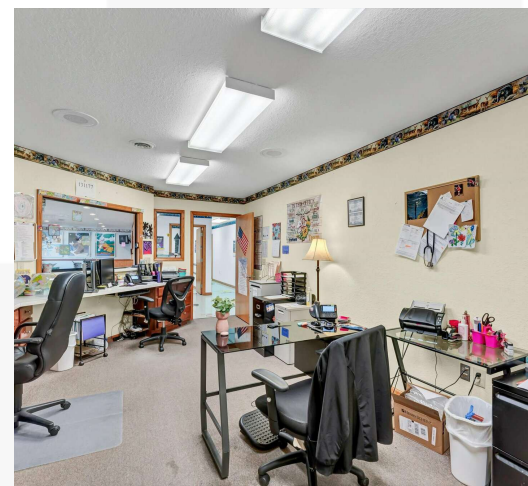
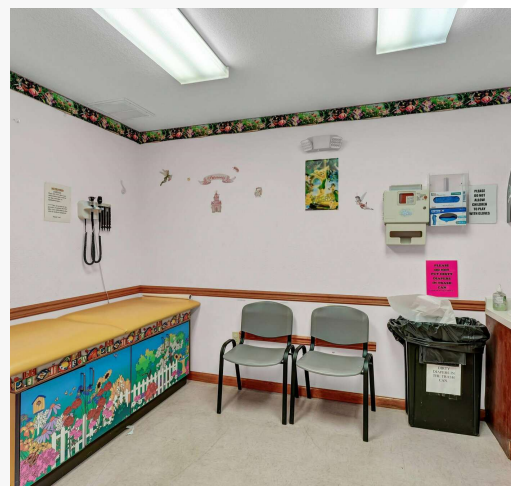
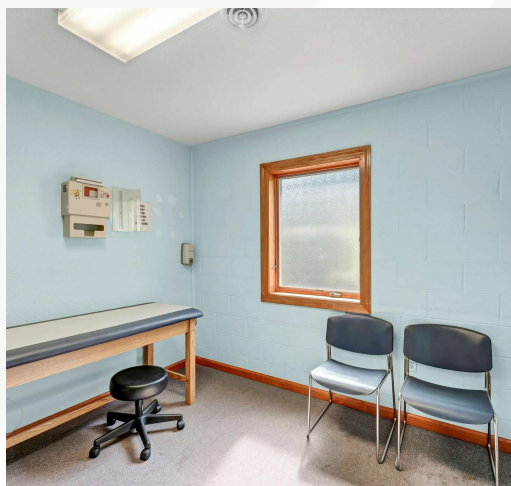
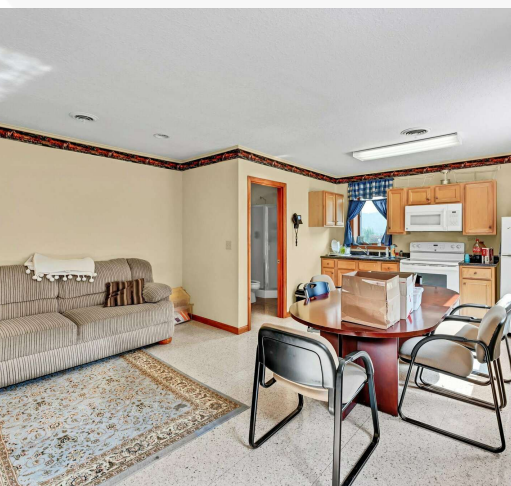
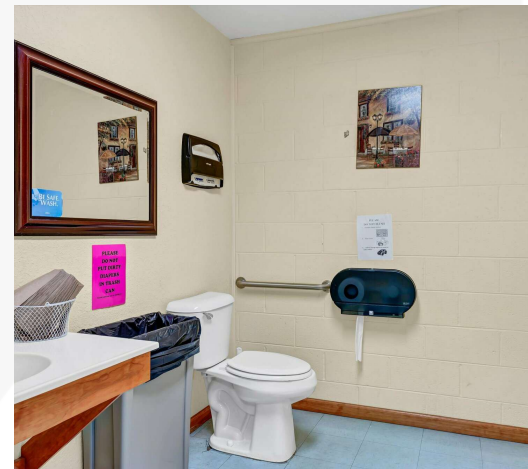
4.05 Acres

147 Oakland Ln

Rent & Expense Information

Income	Monthly	Annualized	
UHS - Rent	\$ 7,045.50	\$ 84,546.00	\$21.00 per SF based on 4,026 SF
Property Tax Reimbursement		\$ 2,976.29	
		\$ 87,522.29	Effective Gross Income
Expense			
Property Tax		\$ (2,976.29)	2022 property taxes
Insurance		\$ (2,566.00)	Annual insurance coverage for the building
Termite Treatment	\$ (80.75)	\$ (323.00)	\$80.75 per quarter (tenant pays for other monthly pest control)
Groundskeeping	\$ (500.00)	\$ (6,000.00)	Mowing weekly around bldg, bi-weekly on other grounds, landscaping \$6,000 annual contract
HVAC - estimate 300 semi-annual		\$ (600.00)	Estimate \$300 every 6 months for routine maintenance
		\$ 75,057.00	

Photos



Floorplan

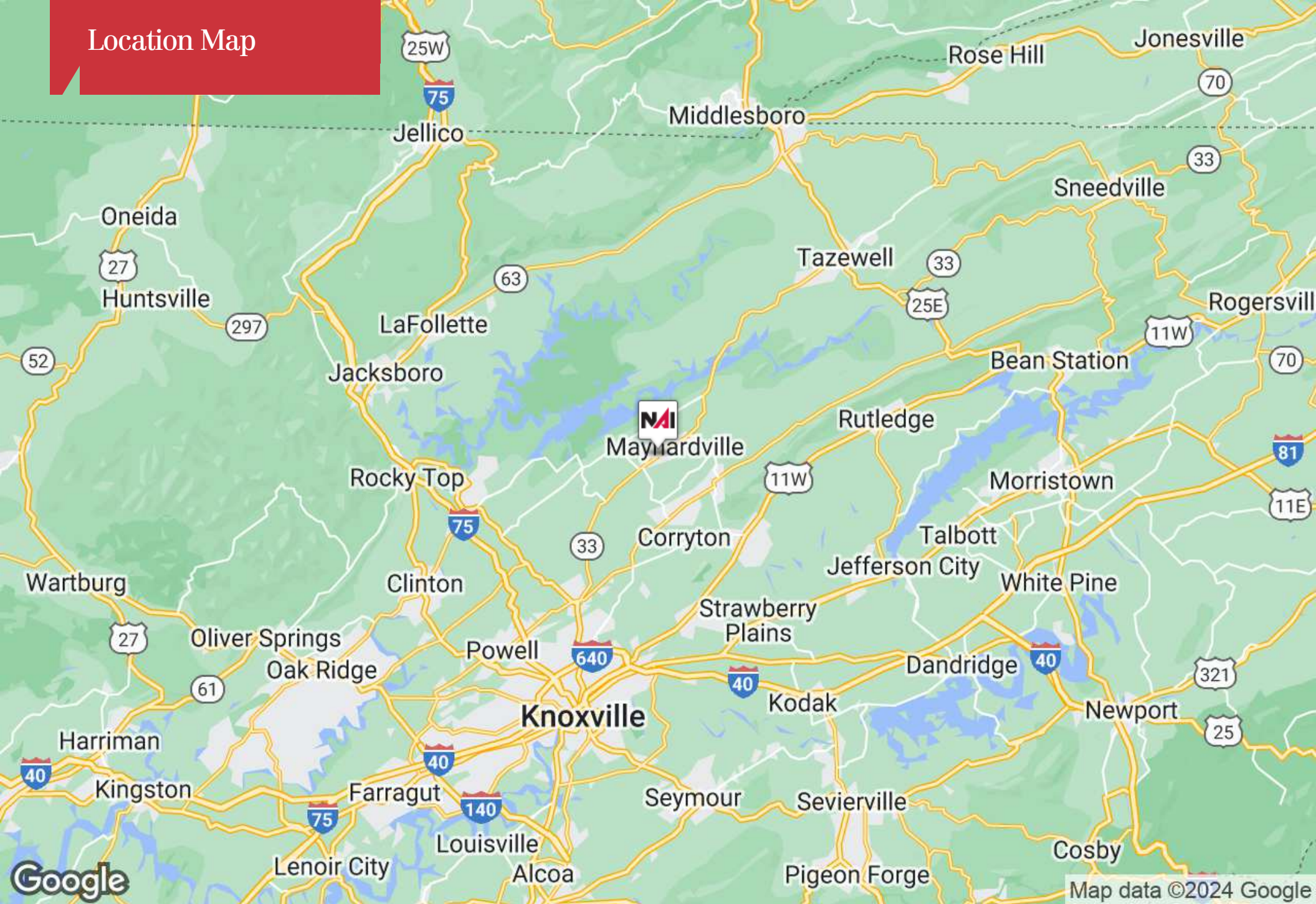


Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Front View



Location Map



Medical Office

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SAM TATE, CCIM

Senior Advisor

state@koellamoore.com

Direct: **865.777.3035** | Cell: **865.806.6517**

TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Friehtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981

CCIM Institute, Certified Commercial Investment Member

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400

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RYAN MCELVEEN, MBA

Advisor

rmcelveen@koellamoore.com

Direct: 865.531.6400 | Cell: 865.567.0232

PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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