

PROPERTY FOR SALE

145 S Gay St — Mixed-Use Downtown Investment
Knoxville, TN 37902

ASKING PRICE: \$2,200,000

PROPERTY TYPE: Mixed-Use (Retail / Restaurant / Residential / Office)

BUILDING SIZE: Architectural plans measure total usable square footage at approximately 4,464 SF. Public records reflect 3,173 SF.

LOT SIZE: 0.11 Acres

ZONING: Commercial

PARKING: 5 Dedicated Spaces

PROPERTY HIGHLIGHTS

- Fully remodeled 4,464 SF mixed-use building in Downtown Knoxville
- Five total units: 2 commercial + 3 residential
- Massive private rooftop deck with skyline views
- Rare five dedicated parking spaces in downtown core
- Airbnb & VRBO approved for short-term rental flexibility
- Currently income-producing residential units
- Prime corner location with strong foot traffic

PROPERTY DESCRIPTION

This \$2.2M mixed-use building in Downtown Knoxville presents a rare turnkey investment opportunity. The thoughtfully renovated property features two commercial spaces on the ground floor and three residential units above, offering flexible use and strong income potential. A standout feature is the expansive private deck overlooking Gay Street, delivering sweeping downtown skyline views.

The commercial level is currently occupied by a restaurant and marketplace, with adaptable layouts for future concepts. Upstairs residential units are leased and benefit from approved short-term rental status, enhancing revenue potential in this high-demand downtown market. Five dedicated parking spaces add exceptional convenience rarely found in this location.

LOCATION OVERVIEW

Located at the corner of Gay Street and Vine Avenue in the heart of downtown Knoxville, the property sits steps from restaurants, retail, brew pubs, and entertainment venues including the Tennessee Theatre. Minutes from the University of Tennessee, UT Medical Center, and

approximately 20 minutes from McGhee Tyson Airport, this premier location attracts students, professionals, and visitors year-round.

FOR MORE INFORMATION CONTACT:

Tanay Mankad

Phone: 865-323-4927 | 865-850-1759

Email: tanay.mankad1@gmail.com

Website: tanaymankad.com