

Priced at

**\$325,000**

**FOR  
SALE**

**1740 Main St**

**Lynnville, TN 38472 | Giles County**

**KW  
Commercial  
Middle  
Tennessee**



## FEATURES

- Year Built: 1920 (effective 1975)
- No. of Stories: 1
- Building Area: 1,400 SF
- Retail Space: 915 SF
- Service Area: 165 SF
- Porches/Utility: 179 SF unfinished space
- Lot Size: 0.11 AC
- Parcel ID: 026C B 005.00
- Zoning: Commercial – Retail
- Utilities: Water, Electricity
- Durable metal roofing
- Split-system HVAC
- 120 ft Chain-link fence (1997)
- ~1,000 SF Asphalt paving (2001)

- Frontage on Hwy 129
- Fuel System: Above-Ground Fuel Tanks – Diesel & Non-Ethanol Gasoline Sales
- Kitchen Setup: Commercial Kitchen with Equipment for Dine-In and Takeout Operations
- Dining Area: Renovated & Expanded Dining Space for Customer Seating
- Coolers & Fixtures: Updated Beverage and Food Display Coolers
- Rear Addition: Newly Built Storage Room at the Rear of the Building for Inventory Management
- Flood Zone: FEMA Zone X & 0.2 PCT