

Prime Redevelopment Opportunity in Knox...

Retail: Mixed Use For Sale

Prepared on December 12, 2025

1 of 1 Listings

315/309 Ogle Ave., Knoxville, TN, 37920



Listing Details | Retail For Sale

Secondary Uses	Office, Multi-Family
Total Available Space	7,374 SF
Asking Price	\$440,000
Listing Price Per SF	\$59.67
Cap Rate (Actual)	-
Investment	Yes
Possession	Now
Signage	On Building

Vacant	Yes
Available Date	12/09/2025
Days On Market	3 days
Date Listed	12/09/2025
Last Modified	12/12/2025
Listing ID	43966957
Parking Spaces	-

Description

Prime Redevelopment Opportunity in Knoxville's Fast-Growing Vestal Community

Unlock the potential of this 7,374 SF, two-story commercial building on combined 0.21 acres in South Knoxville's Vestal neighborhood, an area experiencing rapid commercial growth, redevelopment activity, and rising long-term demand. Zoned Neighborhood Commercial (CN-1), the property accommodates multi-family, retail, service businesses, studio/creative space, offices, or mixed-use concepts.

Ideally positioned just off Maryville Pike, one of South Knoxville's busiest commercial corridors, the site offers high visibility, strong traffic counts, and proximity to established and emerging businesses.

Minutes from well-known South Knoxville and Knoxville destinations including Aretha Frankenstein's, Kern's Food Hall, the University of Tennessee campus, UT Medical Center, Ijams Nature Center, Fort Dickerson Park/Augusta Quarry, and Downtown Knoxville, the property is strategically located to benefit from increasing consumer and business activity.

The building features three separate suites on the first floor, and one on the second floor, enabling owner-user occupancy, rental income, or phased redevelopment. While renovation is required, the partially opened interior provides a blank canvas for repositioning and adaptive reuse.

Property Highlights:

7,374 SF on two levels

0.21 (combined) acres with alley access and redevelopment potential

CN-1 zoning supports broad commercial and mixed-use applications

Located along a high-growth South Knoxville corridor near major destinations...

Property Features

Location Details

Address	315/309 Ogle Ave., Knoxville, TN, 37...	Parcels	123AB015
Zoning	C-N	In Opportunity Zone	Yes
County	Knox	Name	315-309 Ogle Ave

Building Details

Sub Type	Mixed Use	Occupancy Type	Multi-tenant
Building Status	Existing	Parking Spaces	-
Building Size	7,374 SF	Parking Ratio	-
Land Size	0.09 Acres / 3,920 SF	In Opportunity Zone	Yes
Number of Buildings	1	Water	Yes
Number of Floors	2	Sanitary Sewer	Yes
Year Built/Renovated	1921, 1975	Natural Gas	Yes
Primary Constr. Type	Steel		

Owner Contact Information

Legal Owner Courtland Group Llc (865) 524-2525	True Owner Jeffrey Nash The Courtland Group (865) 524-2525
---	--

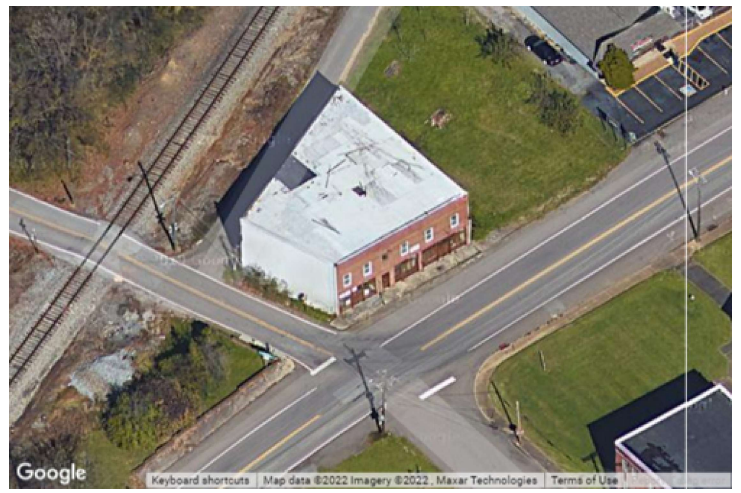
Property Listings

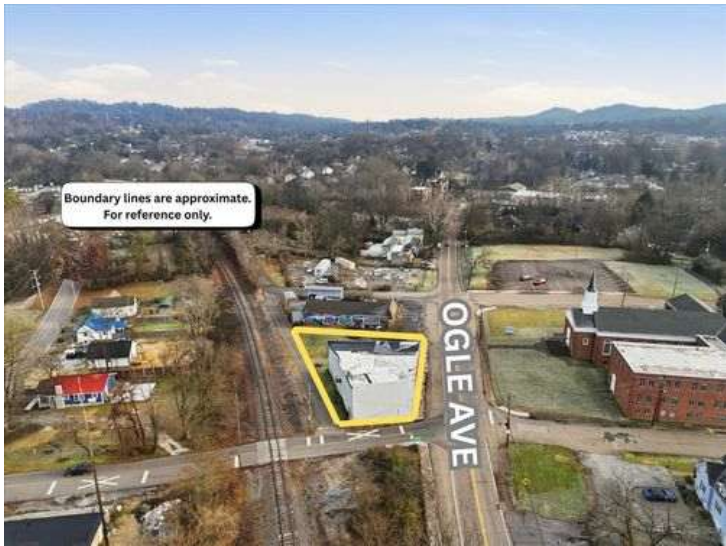
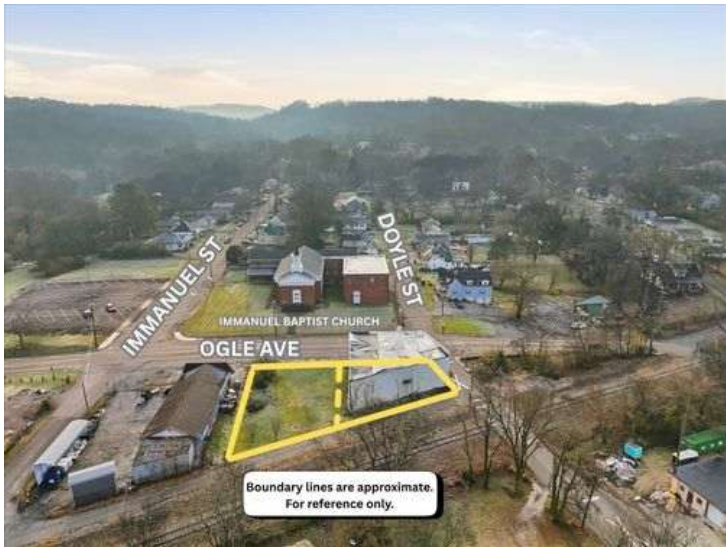
1 Listing | 7,374 SF | \$440,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Vacant	-	7,374 SF	\$440,000	12/09/2025

Additional Photos















Contact

Mike Fuller Realty & Company



Barrett Teller
865-909-7471
barrett@mikefullerrealty.com

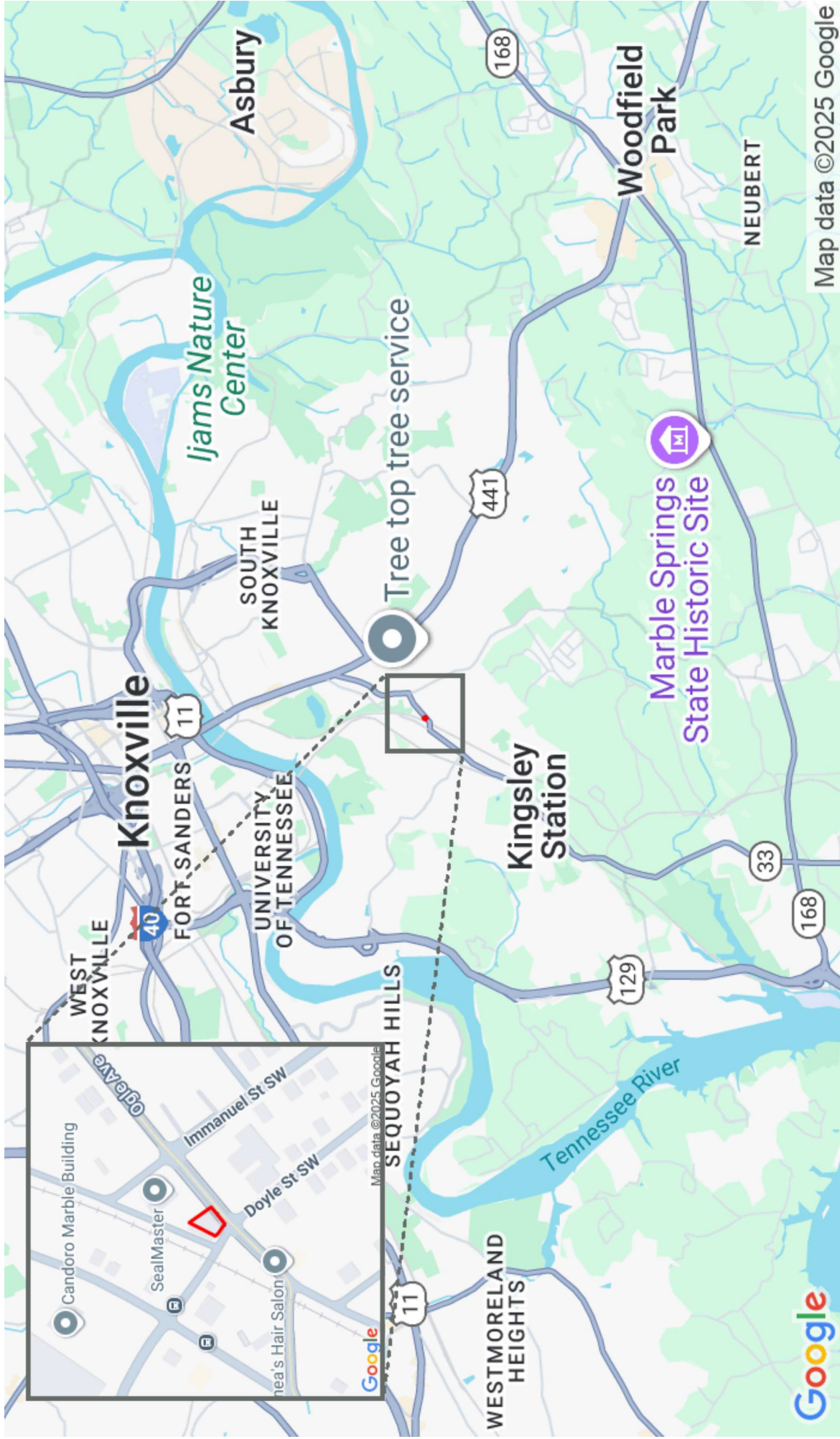


Michael Fuller
865-909-7471
mike@mikefullerrealty.com

315-309 Ogle Ave

Mike Fuller Realty & Company

813 S Northshore Drive Suite 202B Knoxville, TN 37919 | 865-909-7471



Suzanne Fuller
ivy@mikefullerrealty.com
865-909-7471

Moody's
ANALYTICS

Catylist



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Prime Redevelopment Opportunity in Knoxville's Fast Growing Vestal Community

Prime Redevelopment Opportunity in Knoxville's Fast-Growing Vestal Community

Unlock the potential of this 7,374 SF, two-story commercial building on combined 0.21 acres in South Knoxville's Vestal neighborhood, an area experiencing rapid commercial growth, redevelopment activity, and rising long-term demand. Zoned Neighborhood Commercial (CN-1), the property accommodates multi-family, retail, service businesses, studio/creative space, offices, or mixed-use concepts.

Ideally positioned just off Maryville Pike, one of South Knoxville's busiest commercial corridors, the site offers high visibility, strong traffic counts, and proximity to established and emerging businesses.

Minutes from well-known South Knoxville and Knoxville destinations including Aretha Franklin's, Kern's Food Hall, the University of Tennessee campus, UT Medical Center, Ijams Nature Center, Fort Dickerson Park/Augusta Quarry, and Downtown Knoxville, the property is strategically located to benefit from increasing consumer and business activity.

The building features three separate suites on the first floor, and one on the second floor, enabling owner-user occupancy, rental income, or phased redevelopment. While renovation is required, the partially opened interior provides a blank canvas for repositioning and adaptive reuse.

Property Highlights:

7,374 SF on two levels

0.21 (combined) acres with alley access and redevelopment potential

CN-1 zoning supports broad commercial and mixed-use applications

Located along a high-growth South Knoxville corridor near major destinations

Suitable for value-add investors, trades, creative users, and owner-operators

Minutes to Downtown Knoxville and key SoKno amenities

Whether envisioned as a boutique retail hub, maker/production space, flex commercial use, or live-work transformation, this property offers a rare and well-priced opportunity at \$440,000 in one of Knoxville's most active growth corridors.