

10,800 SF (Approx.) Commercial Building ...

660 Highway 68, Sweetwater, TN, 37874

Retail: Freestanding For Sale

Prepared on June 18, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Industrial	Real Estate Taxes	\$6,863 in 2025
Total Available Space	Unknown	Vacant	No
Asking Price	\$1,499,000	Available Date	6/22/2026
Listing Price Per SF	\$116.56	Days On Market	6 days
Cap Rate (Actual)	-	Date Listed	6/12/2026
Total Expenses	\$6,863	Last Modified	6/18/2026
Show Instructions	Call broker	Listing ID	45101456
Tax Year	2025	Parking Spaces	-

Description

Unique commercial property situated on 2.9 acres with over 300 feet of frontage along Highway 68 and just 1.7 miles from Interstate 75. Zoned C-3 General Commercial, this versatile property supports a wide range of commercial and industrial uses.

The front portion of the building consists of approximately 4,800 SF of retail space, formerly operating as a liquor and wine store, featuring two restrooms, a private office, and a loading dock.

The rear of the building offers approximately 6,000 SF of warehouse space with excellent truck access, including three 14' x 14' roll-up doors on each side of the building, allowing trucks and equipment to pull through with ease. The warehouse includes two offices, one restroom, two oil/water separator tanks, 16-foot eave heights, and a 15,000-pound vehicle lift, making it ideal for automotive, service, distribution, manufacturing, or industrial users.

The property also features a fully enclosed, secured fenced laydown yard, providing valuable outdoor storage and operational space for equipment, vehicles, trailers, inventory, and materials.

Additional improvements include an air compressor that can remain with the property. Ample acreage, outstanding highway visibility, C-3 zoning, a secured fenced laydown yard, and convenient interstate access make this a rare opportunity for owner-users, investors, or businesses seeking a combination of retail, warehouse, and service space.

Buyer to verify all information. Square footage figures are approximate and should be independently confirmed by the purchaser.

Property Features

Location Details

Address	660 Highway 68, Sweetwater, TN, 37...
Zoning	C-3
County	Monroe

Parcels	023 05500
Name	660 New Hwy 68
Nearest MSA	Knoxville

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	12,860 SF
Land Size	3.29 Acres / 143,404 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	-
Primary Constr. Type	Framed
Occupancy Type	Single Tenant

Parking Spaces	-
Parking Ratio	-
Floor Size	15,530 SF
Rentable Space	12,000 SF
LEED Level	0
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Property Listings

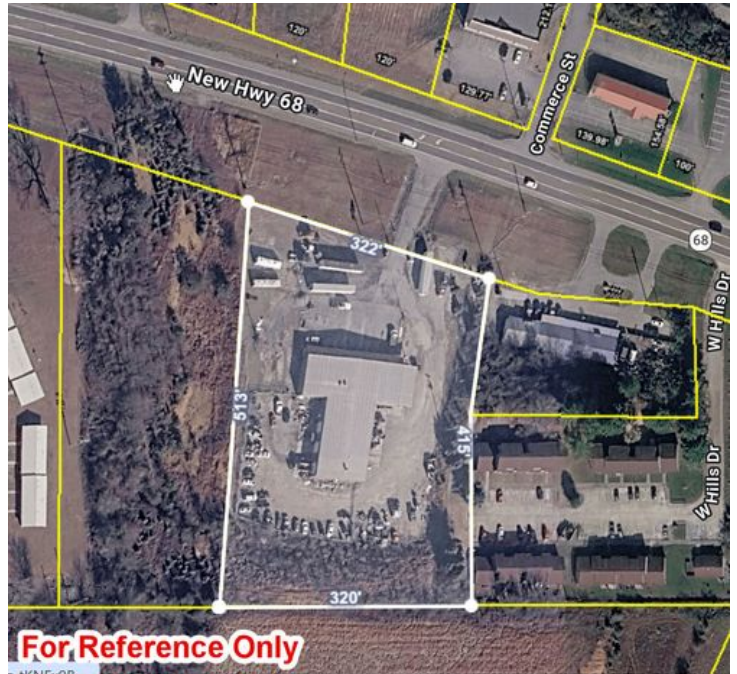
1 Listing | --- | \$1,499,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Warehouse	-	-	\$1,499,000	6/22/2026

Additional Photos







Contact



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