

Industrial For Sale



Realty Executives Associates

1213 W Lamar Alexander Pkwy Maryville, TN 37801 | 865-983-0011

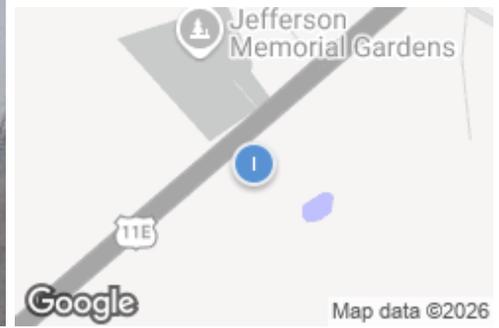
Jefferson City Self Storage with land

829 E Broadway Boulevard, Jefferson City, TN, 37760

Industrial: Self Storage For Sale

Prepared on February 19, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Total Available Space	30,380 SF
Asking Price	\$3,580,500
Listing Price Per SF	-
Cap Rate (Actual)	8.45%
NOI	\$302,693
Total Income	\$328,128
Total Expenses	\$25,435
Terms	All cash
Investment	Yes
Possession	COE
Show Instructions	Call broker
Insurance	\$8,179
Electric	\$2,600
Resident Manager	\$2,268
Maintenance	\$2,400
Gross Sched. Rents	\$410,160
Tax Year	2024

Real Estate Taxes	\$9,988 in 2024
Vacant	No
Available Date	2/15/2025
Days On Market	369 days
Date Listed	2/15/2025
Last Modified	2/16/2026
Listing ID	43515506
Electric Service	Yes, Municipal Utility District
Clear Height	-
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Vacancy Factor	20%
Parking Spaces	-
Water	Yes, Municipal Utility District
Sanitary Sewer	Yes, Municipal Utility District

Description

An exceptional investment opportunity to acquire a unique commercial portfolio of two adjacent, income-producing properties located on U.S. Highway 11-E, the primary commercial artery in Jefferson City, Tennessee. This offering combines a 10,912-square-foot freestanding retail building with an established self-storage facility. The portfolio provides a rare blend of stable, diversified, in-place cash flow from two distinct business operations, coupled with significant long-term value-add potential through redevelopment on a substantial land assemblage in a high-growth corridor.

DISCLAIMER: The information contained herein is based on data provided by the owner and other sources deemed reliable. However, the broker does not guarantee the accuracy of this information. Prospective buyers are advised to conduct their own due diligence. This analysis is for informational purposes only and does not constitute an appraisal.

Property Features

Location Details

Address	829 E Broadway Boulevard, Jefferso...
Zoning	A-1
County	Jefferson

Parcels	015 08000
Name	829 E Broadway Blvd

Building Details

Sub Type	Mini Storage
Building Status	Existing
Building Size	30,380 SF
Land Size	6.37 Acres / 277,674 SF
Number of Buildings	5
Number of Floors	1
Year Built/Renovated	-
Primary Constr. Type	Framed
Occupancy Type	Single Tenant

Yard	-
Electricity	Yes, Municipal Utility District
Clear Height	-
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Sprinklers	-
Water	Yes, Municipal Utility District
Sanitary Sewer	Yes, Municipal Utility District

Property Listings

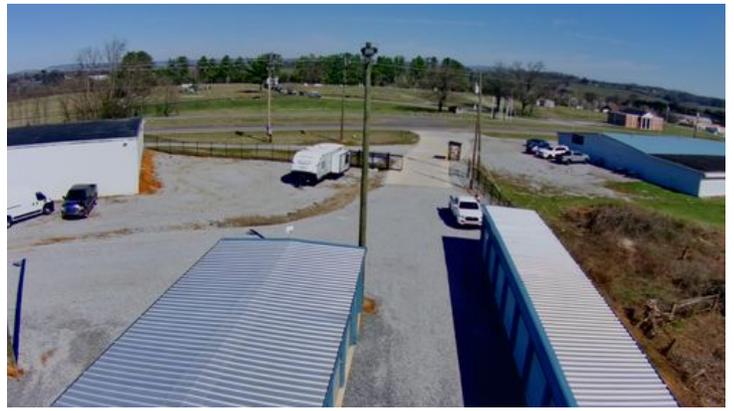
2 Listings | 30,380 - 41,290 SF | \$3,580,500 - \$4,620,000

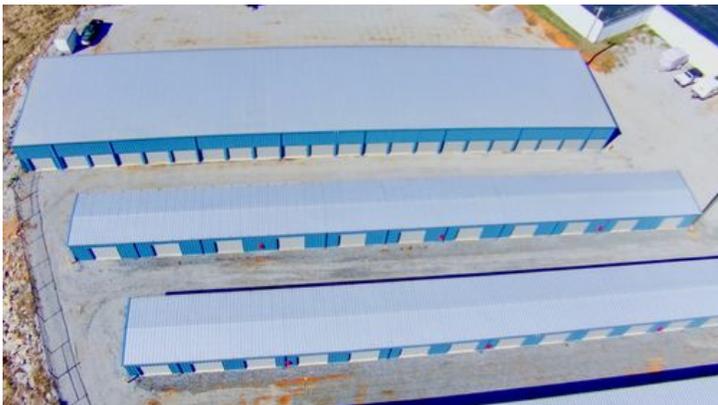
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Self Stor...	-	30,380 SF	\$3,580,500	2/15/2025	-	-	-	-	-	-
For Sale	Self Stor...	-	41,290 SF	\$4,620,000	2/15/2025	-	-	-	-	-	-

Additional Photos











Contact



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