



FOR SALE

Downtown Commercial / Office Condo

414 CLINCH AVE #100-101
Knoxville, TN 37902

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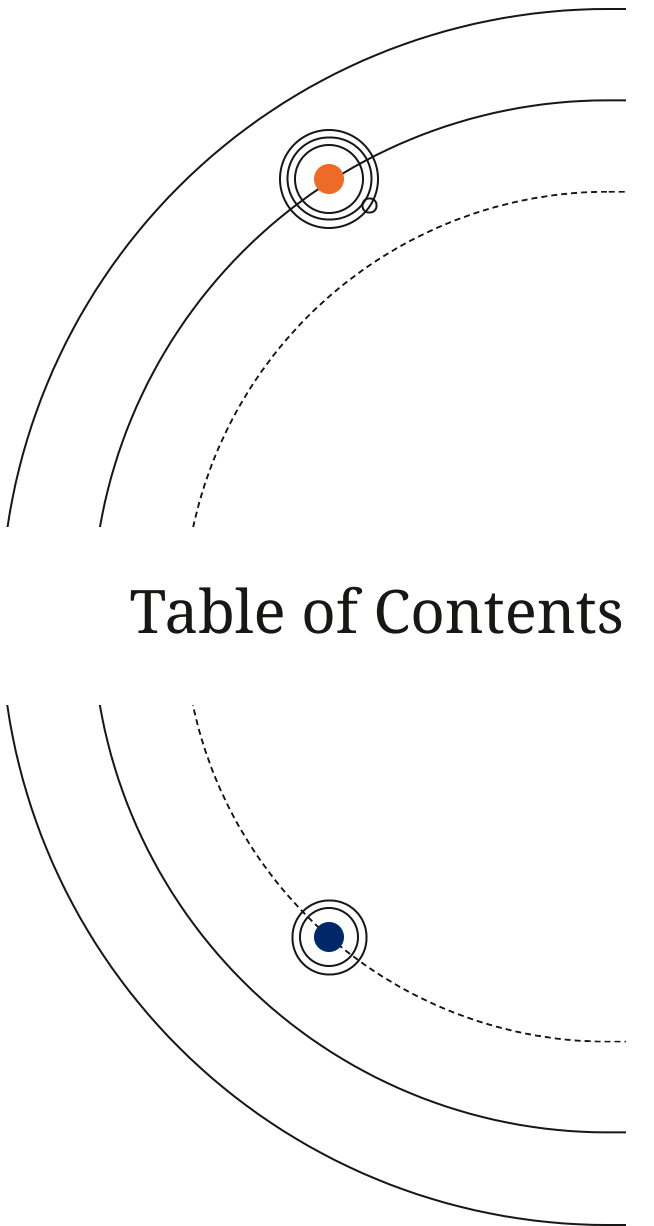


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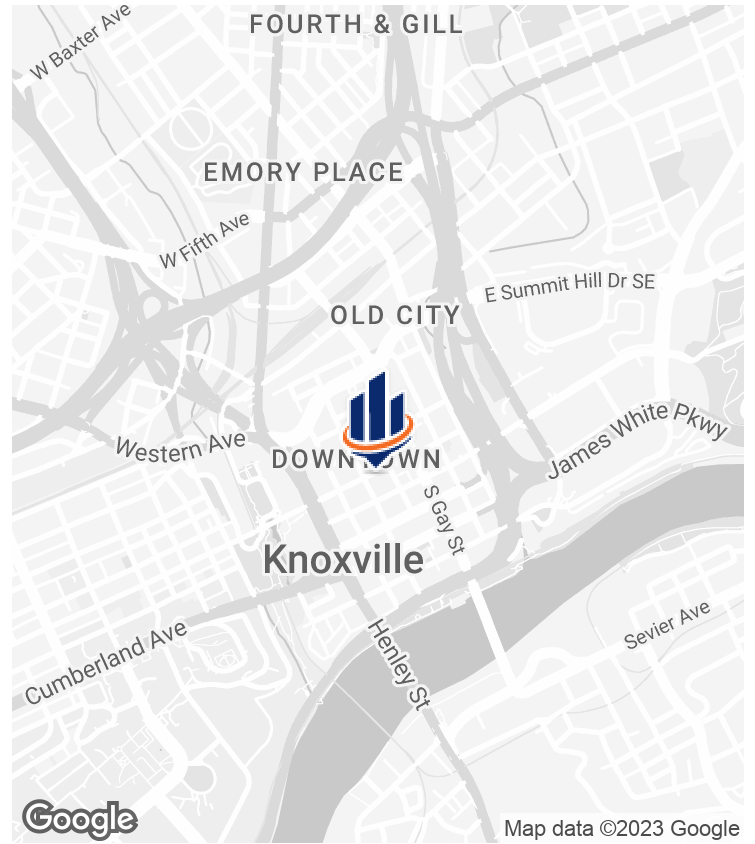
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SECTION 1
**Property
Information**

PROPERTY SUMMARY



SALE PRICE

\$1,599,000

PROPERTY OVERVIEW

SVN Wood Properties is excited to introduce the commercial condominium situated at 414 Clinch Ave in downtown, which comprises the ground floor, basement, and mezzanine levels, totaling 8108 square feet. The office tenant presently occupies the ground floor and mezzanine levels, with a flexible lease arrangement in place, making it a valuable asset for any potential buyer. The basement is presently in a shell condition and serves as storage for the current owner. Furthermore, the condo has access to the basement from the front of the building, allowing multiple tenants to use the space. Additionally, it's worth noting that the two residential condos located above the commercial unit are under separate ownership.

OFFERING SUMMARY

BUILDING SIZE:	8,108 SF
PRICE / SF:	\$197.21
YEAR BUILT:	1920
ZONING:	DK-G
MARKET:	Knoxville
SUBMARKET:	Downtown
APN:	094LG01101A

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Downtown Commercial / Office Condo
STREET ADDRESS	414 Clinch Ave #100-101
CITY, STATE, ZIP	Knoxville, TN 37902
COUNTY	Knox
MARKET	Knoxville
SUB-MARKET	Downtown
CROSS-STREETS	Clinch and Walnut

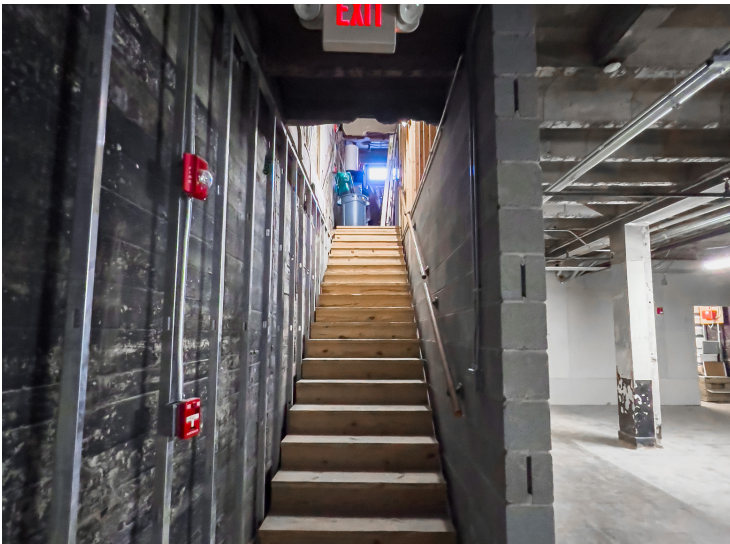
BUILDING INFORMATION

BUILDING CLASS	A
OCCUPANCY %	70.0%
TENANCY	Single
NUMBER OF FLOORS	3
YEAR BUILT	1920

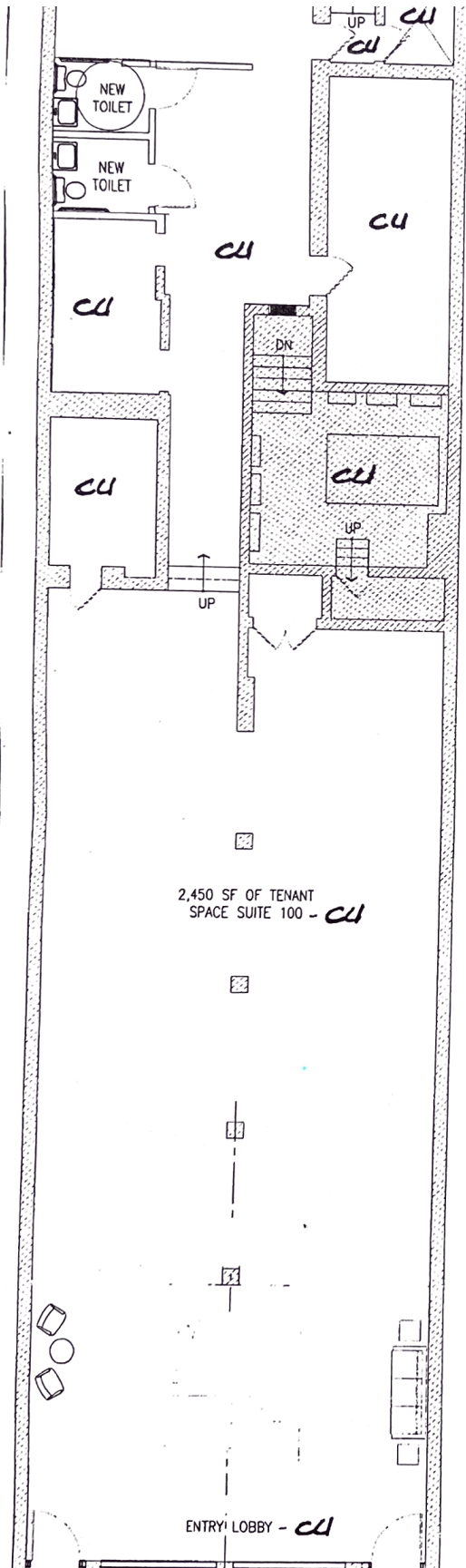
PROPERTY HIGHLIGHTS

- Prime downtown location
- Commercial condo
- 8108 SF
- Three levels: ground floor, basement, and mezzanine.
- Flexible lease in place
- Shell Basement for storage or buildout
- Front access to the basement
- Perfect for businesses seeking a central location with high foot traffic and visibility.

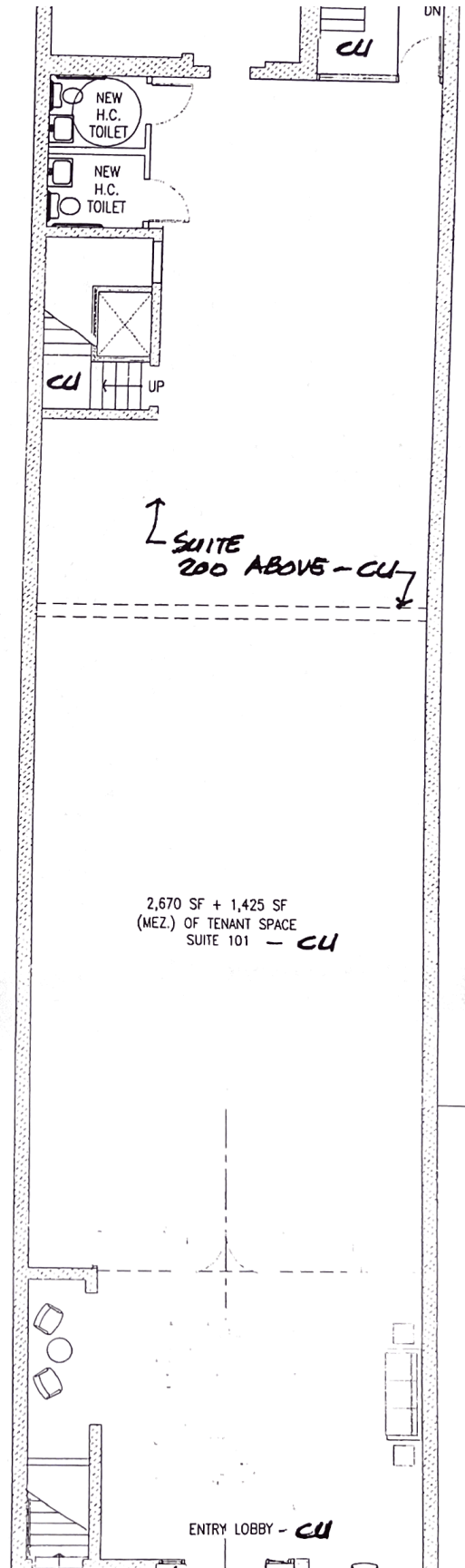
ADDITIONAL PHOTOS



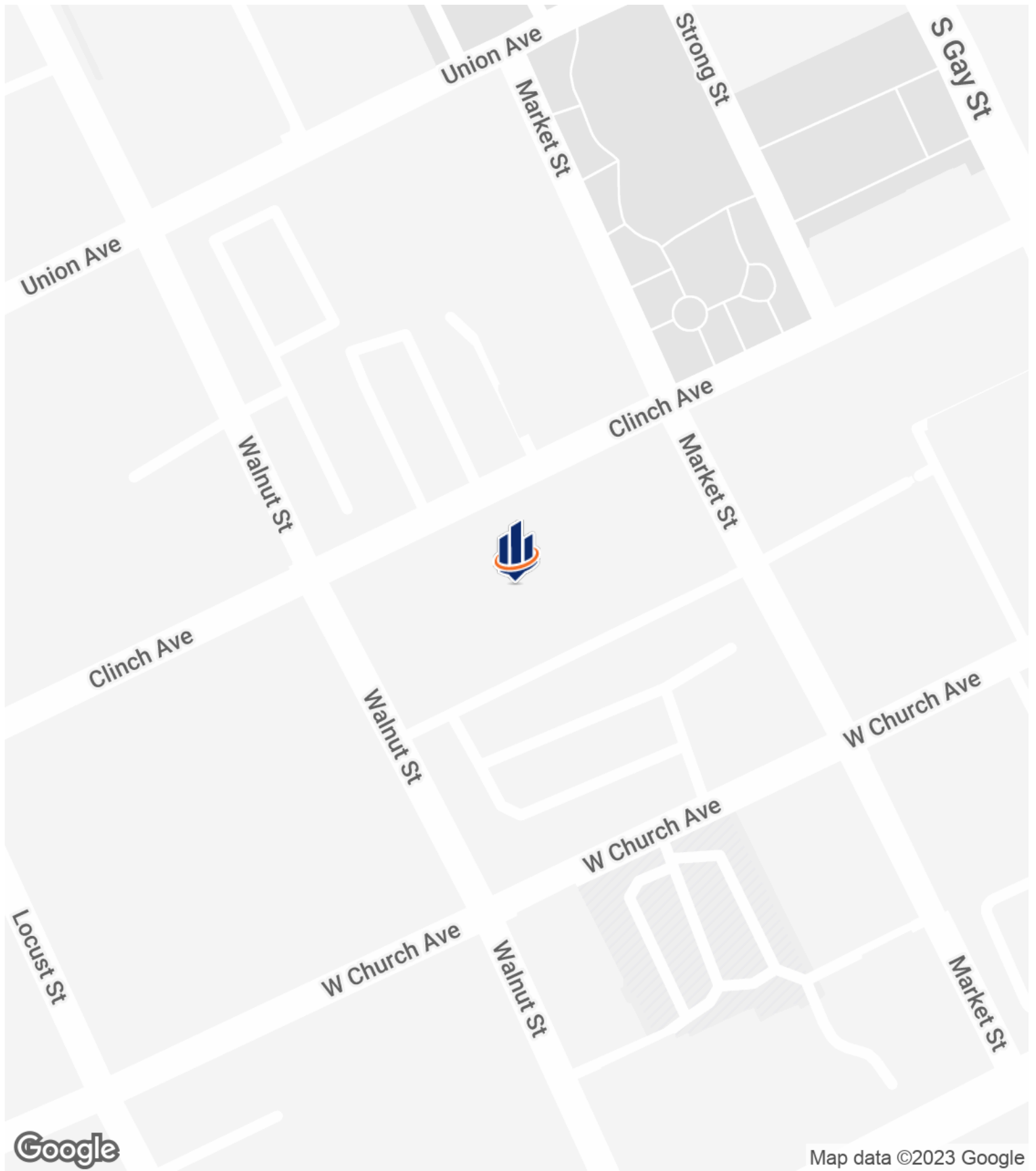
FLOOR PLAN



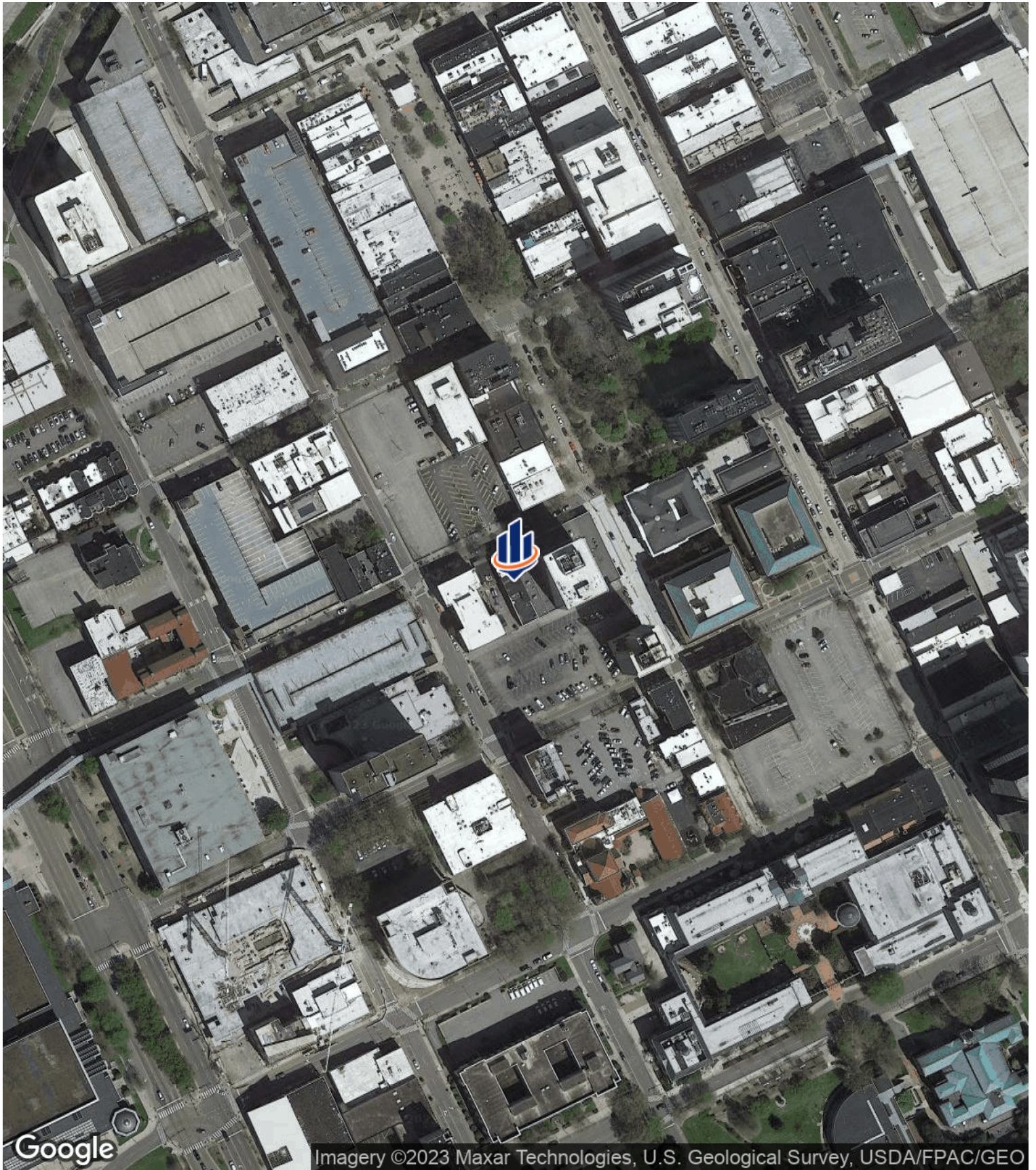
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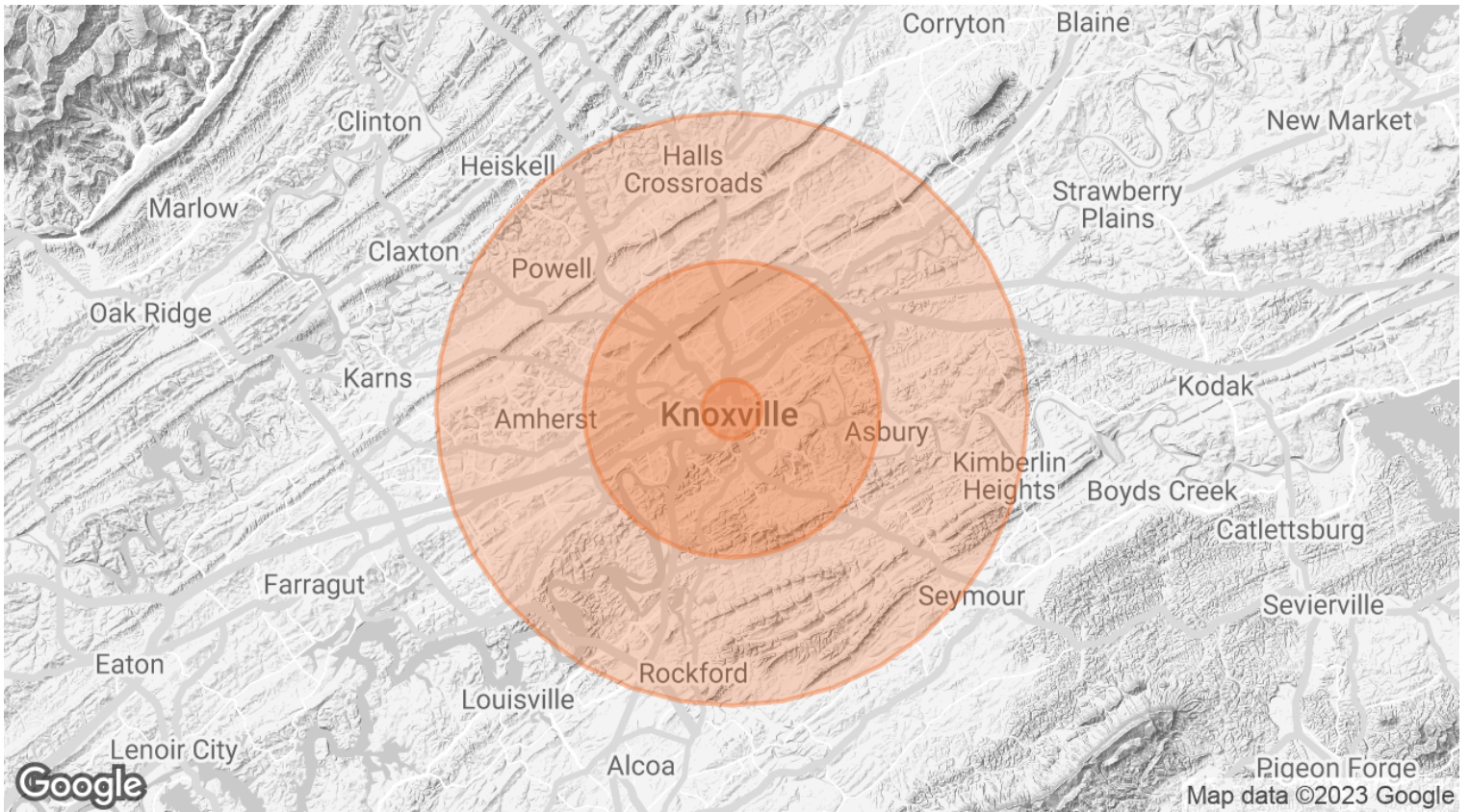
LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	15,334	137,423	345,529
AVERAGE AGE	26.6	35.0	37.8
AVERAGE AGE (MALE)	26.7	33.6	36.5
AVERAGE AGE (FEMALE)	26.2	36.2	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,598	68,238	158,643
# OF PERSONS PER HH	2.3	2.0	2.2
AVERAGE HH INCOME	\$37,750	\$46,629	\$65,870
AVERAGE HOUSE VALUE	\$134,208	\$131,491	\$177,839

* Demographic data derived from 2020 ACS - US Census

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