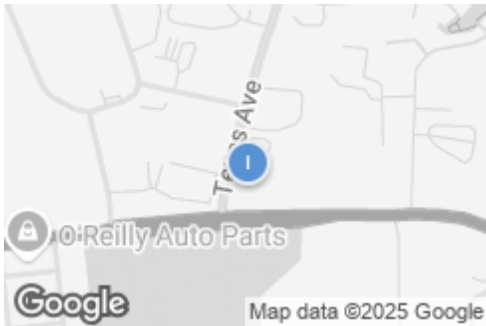


Commercial Space | 2833 & 2845 We...

Industrial: Warehouse/Distribution For Sale

Prepared on July 15, 2025

28452833 Western Ave, Knoxville, TN, 37921



Listing Details | Industrial For Sale

Total Available Space	Unknown	Available Date	7/15/2025
Asking Price	\$850,000	Date Listed	7/15/2025
Listing Price Per SF	\$162.59	Last Modified	7/15/2025
Cap Rate (Actual)	-	Listing ID	42967830
Total Expenses	\$4,809	Electric Service	-
Terms	cash, conventional	Ceiling Height	-
Possession	At closing	Dock High Doors	Not present
Signage	On Building	Grade Level Doors	7
Show Instructions	Call broker	Owner Occupied	Yes
Vacant	No	Parking Spaces	2

Description

Prime Commercial Opportunity!!!  
Located at the corner of  
Western Avenue & Texas Avenue  
PROPERTY OVERVIEW  
Exceptional commercial investment featuring two  
versatile buildings that are adjoining. Positioned at  
the high-visibility corner of Western Avenue and  
Texas Avenue on spanning two parcels. With C-H-1  
zoning and established commercial history, this  
property presents multiple income and  
development opportunities.

Property Details

Property Type	Industrial	Floors	1
Sub Type	Warehouse/Distribution	Year Built/Renovated	1964, 2008
Zoning	C-H-1	Primary Construction	Framed
Building Status	Existing	Occupancy Type	Single Tenant
Building Size	5,228 SF	Parcels	094AA04101, 094AA040...
Land Size	0.32 Acres / 13,878 SF	Legal Owner	Winters Mitch
Number of Buildings	2	Submarket	-

Contact



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Powell Auction & Realty Co.