

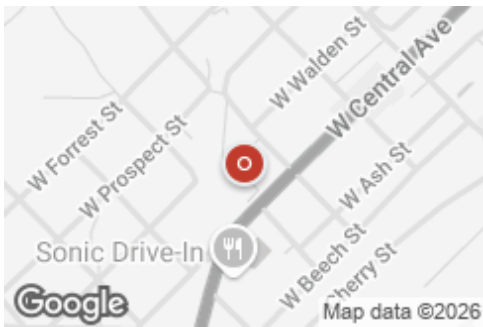
High-traffic Property for Updated Use

700 W Central Ave, La Follette, TN, 37766

Office: General For Sale

Prepared on July 28, 2026

1 of 1 Listings



Listing Details | Office For Sale

|                       |               |
|-----------------------|---------------|
| Secondary Uses        | Specialty     |
| Total Available Space | 12,992 SF     |
| Asking Price          | \$1.00        |
| Listing Price Per SF  | \$0.00        |
| Cap Rate (Actual)     | -             |
| Total Expenses        | \$13,151      |
| Signage               | Free-Standing |
| Show Instructions     | Call broker   |

|                   |                  |
|-------------------|------------------|
| Tax Year          | 2025             |
| Real Estate Taxes | \$13,151 in 2025 |
| Vacant            | Yes              |
| Available Date    | 7/27/2026        |
| Date Listed       | 7/28/2026        |
| Last Modified     | 7/28/2026        |
| Listing ID        | 45341436         |
| Parking Spaces    | -                |

Description

21,686 AADT (Average Annual Daily Traffic) - highly visible commercial property with two buildings on 1.35 acres (9,304 SF main structure and 3,589 SF garage and apartment). C-2 zoning and approximately 200 feet of frontage. The flexible layout may accommodate a church, nonprofit, medical or wellness use, daycare, automobile sales and service facilities, business and professional offices, training facility, or specialty retail, tourist shops, indoor restaurants and refreshment stands, motels, outdoor and indoor places of amusement, grocery stores, barber and beauty shops, other. Buyers should independently verify permitted uses.

The property is being marketed at a nominal list price of \$1 solely to encourage inquiries and solicit competitive purchase proposals. The \$1 list price is not an indication of the property's market value and should not be interpreted as an agreement or obligation by the Seller to sell the property for \$1. Seller will evaluate proposals based on the offered purchase price, proposed use, financial qualifications, contingencies, closing timeline, and overall terms. Seller reserves the right, in its sole discretion, to accept, reject, or negotiate any proposal. No sale will be binding unless and until a mutually acceptable purchase and sale agreement has been fully executed by both Seller and Buyer.

- 9,403 SF one-level property with 3,589 SF garage/apartment.
- Significant visibility on W Central Ave
- Over 21,000 daily vehicle count
- Bring an offer

Property Features

Location Details

|         |                                           |             |                         |
|---------|-------------------------------------------|-------------|-------------------------|
| Address | 700 W Central Ave, La Follette, TN, 37... | Parcels     | 094B B 02600            |
| Zoning  | C-2                                       | Name        | 700 West Central Avenue |
| County  | Campbell                                  | Nearest MSA | Knoxville               |

Building Details

|                      |                        |                 |           |
|----------------------|------------------------|-----------------|-----------|
| Sub Type             | General                | Parking Spaces  | -         |
| Building Status      | Existing               | Parking Ratio   | -         |
| Building Size        | 11,848 SF              | Rentable Space  | 12,992 SF |
| Land Size            | 1.35 Acres / 58,890 SF | Air Conditioned | Yes       |
| Number of Buildings  | 2                      | Heated          | Yes       |
| Number of Floors     | 1                      | Electricity     | Yes       |
| Year Built/Renovated | 1995, 1995             | Water           | Yes       |
| Primary Constr. Type | Framed                 | Sanitary Sewer  | Yes       |
| Occupancy Type       | Single Tenant          | Natural Gas     | Yes       |
| Building Class       | C                      | Rail Service    | No        |

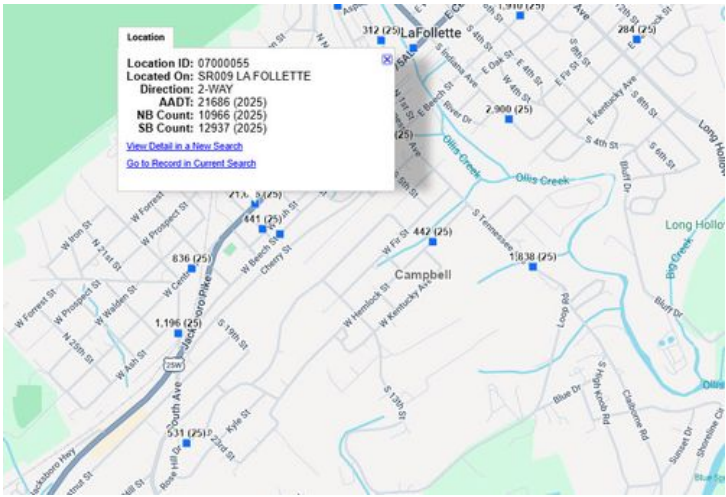
Property Listings

1 Listing | 12,992 SF | \$1.00

| Type     | Condo | Space Use             | Suite | Available Space | Rate   | Available |
|----------|-------|-----------------------|-------|-----------------|--------|-----------|
| For Sale | No    | Funeral Home/Mortuary | -     | 12,992 SF       | \$1.00 | 7/27/2026 |

Additional Photos





Contact



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