

Office Condo For Sale



Mike Fuller Realty & Company

813 S Northshore Drive Suite 202B Knoxville, TN 37919 | 865-909-7471

NET LEASE INVESTMENT SINGLE TENAN...

4409 Central Avenue Pike, Knoxville, TN, 37912

Office: General Condo For Sale

Prepared on September 29, 2025

1 of 1 Listings



Listing Details | Office Condo For Sale

Suite	102 & 103	Vacant	No
Condo	Yes	Available Date	11/14/2024
Total Available Space	1,920 SF	Days On Market	319 days
Asking Price	\$464,900	Date Listed	11/14/2024
Listing Price Per SF	\$242.14	Last Modified	9/23/2025
Cap Rate (Actual)	-	Listing ID	41449386
Terms	Conventional or Cash	Parking Spaces	-
Possession	Tenant occupied		

Description

LOOKING FOR RENTAL INCOME? NET LEASE INVESTMENT SINGLE TENANT FULLY LEASED OFFICE! 10 MINUTES TO DOWNTOWN KNOXVILLE. Newly remodeled suite in desirable location with I-75 frontage. This long-term credit Tenant is in its First Five (5) year renewal. As Knoxville's professional office vacancies continue to experience and tolerate steady rental rate increases this low maintenance real estate investment offers the joy of the benefits of passive rental income with little management required. The existing Tenant loves the location and is a state sponsored entity with solid rental history and just exercised its first five (5) year extension option. Current owner takes pride in the appearance and maintenance of the property with a new roof in 2023 and HVAC system installed within the last year all of the big-ticket items to this property have been completed. Contact agent for more details.

Property Features

Location Details

Address	4409 Central Avenue Pike, Knoxville, ...	Parcels	068LC024
Zoning	C-G-1	Name	Net leased Investment Office Condo 1...
County	Knox		

Building Details

Sub Type	General	Parking Spaces	-
Building Status	Existing	Parking Ratio	5/1000
Building Size	1,920 SF	Condominiumized	Yes
Land Size	1.1 Acres / 47,707 SF	Number of Tenants	1
Number of Buildings	1	Air Conditioned	Yes
Number of Floors	1	Heated	Yes
Year Built/Renovated	2007, 2018	Electricity	Yes, Municipal Utility District, Kub
Primary Constr. Type	Framed	Water	Yes, Municipal Utility District, Kub
Occupancy Type	Single Tenant	Sanitary Sewer	Yes, Municipal Utility District, Kub
Building Class	B	Natural Gas	Yes, Municipal Utility District, Kub

Owner Contact Information

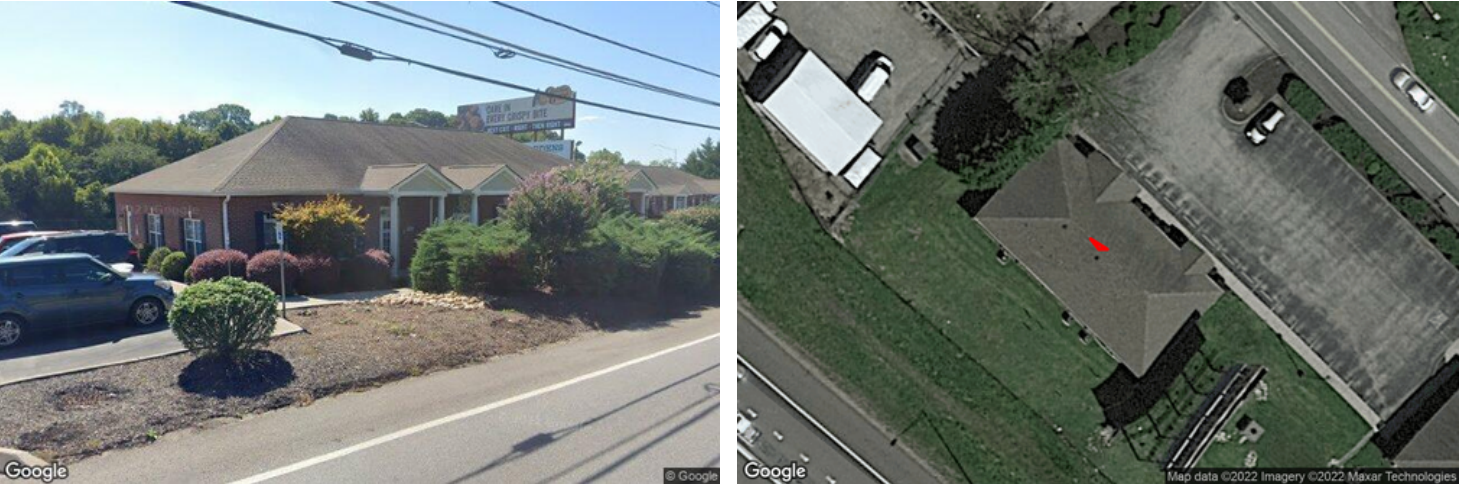
Legal Owner Mike Fuller 1316 Edinburgh Place Knoxville, TN 37919	True Owner Steven K Maddox Maddox Construction Co (865) 522-9910
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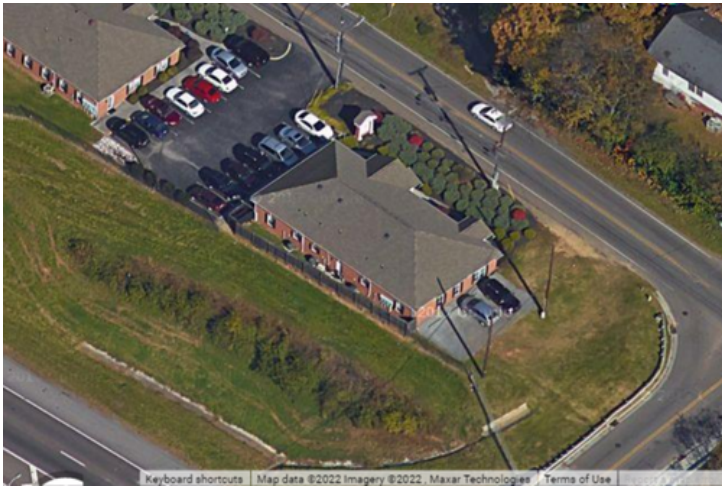
Property Listings

1 Listing | 1,920 SF | \$464,900

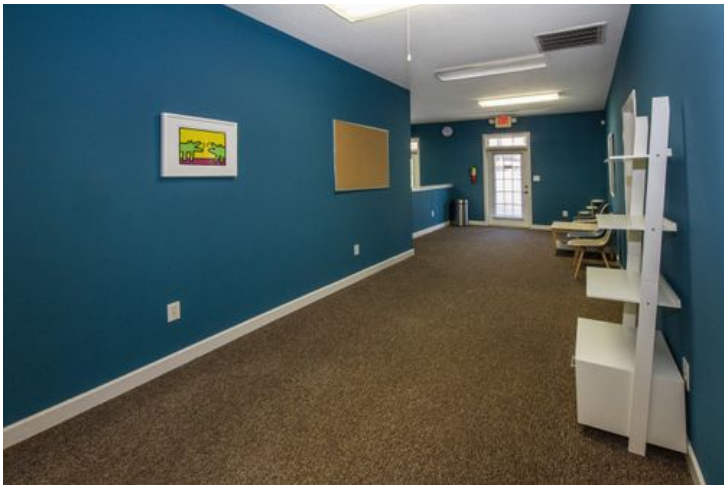
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	Yes	Office	102 & 103	1,920 SF	\$464,900	11/14/2024

Additional Photos















Contact



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 865-909-7471
 mike@mikefullerrealty.com



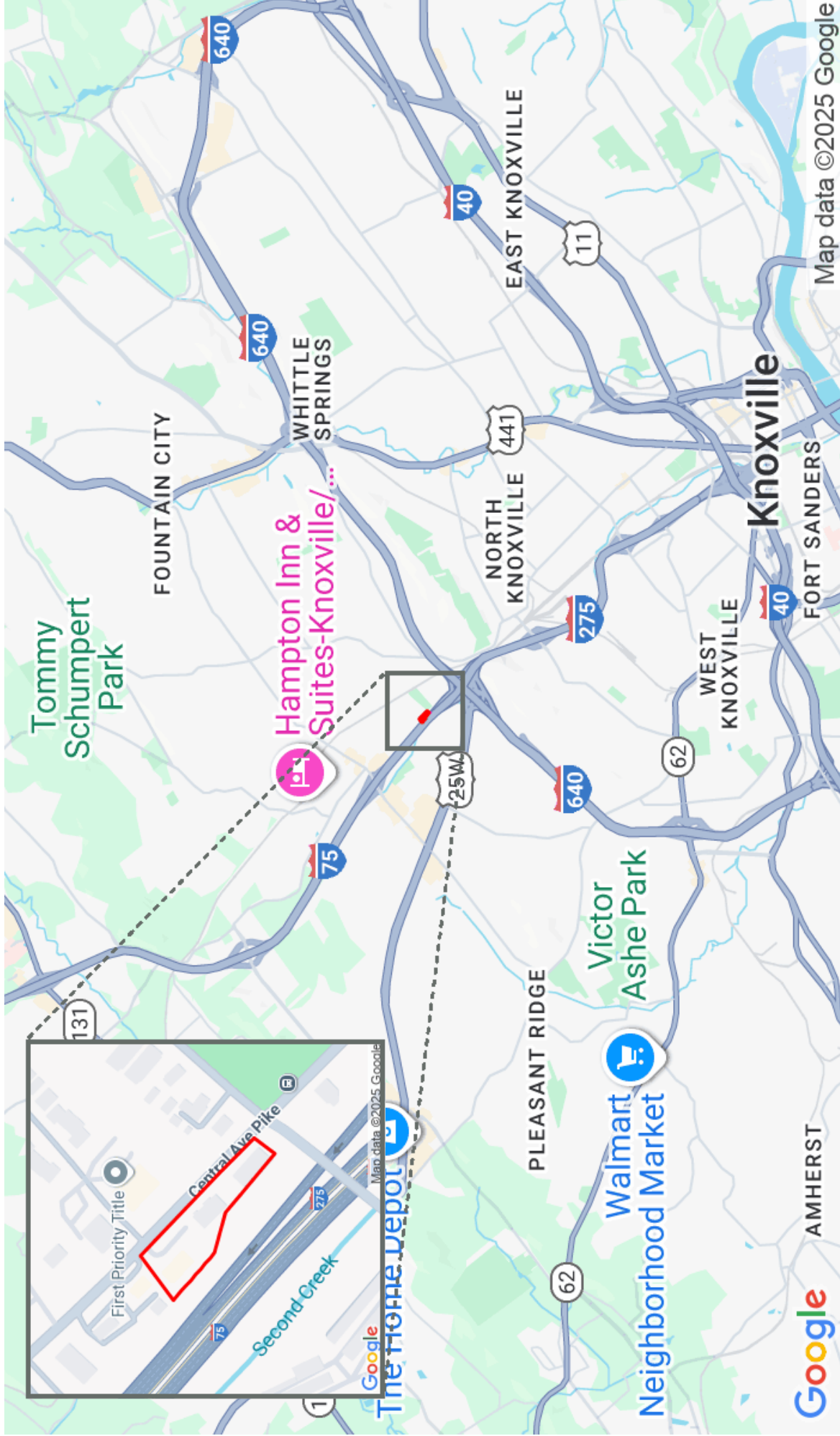
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Net leased Investment Office Condo 100%



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Moody's
ANALYTICS | Catylist



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