

COMMERCIAL BUILDINGS FOR SALE

Sweetwater Mills

Offered at \$2,100,000



Sweetwater Mill – Project Overview

Prime location on Main Street and walking distance to Historic Sweetwater, Tennessee. The overall project is 52,225 Sq Ft total commercial space in 3 primary buildings plus an adjacent vacant lot for parking. Building #1, #2, & #3 are leased at \$15,000 per month to “Sweetwater Market at the Mill”. Building #4 is the prime wonderful historic brick classic intriguing sexy building, 38,359 sq ft zoned C-2 and ready for redevelopment into restaurant, retail, warehouse, commercial, or mixed use.

The existing lease provides the new owner with strong income at an attractive CAP rate, PLUS huge re-development potential for the remaining prime building #4.

Financial Overview

Income: Lease Building 1, 2 & 3 \$15,000/month (\$180K/year)

Estimated Expenses:

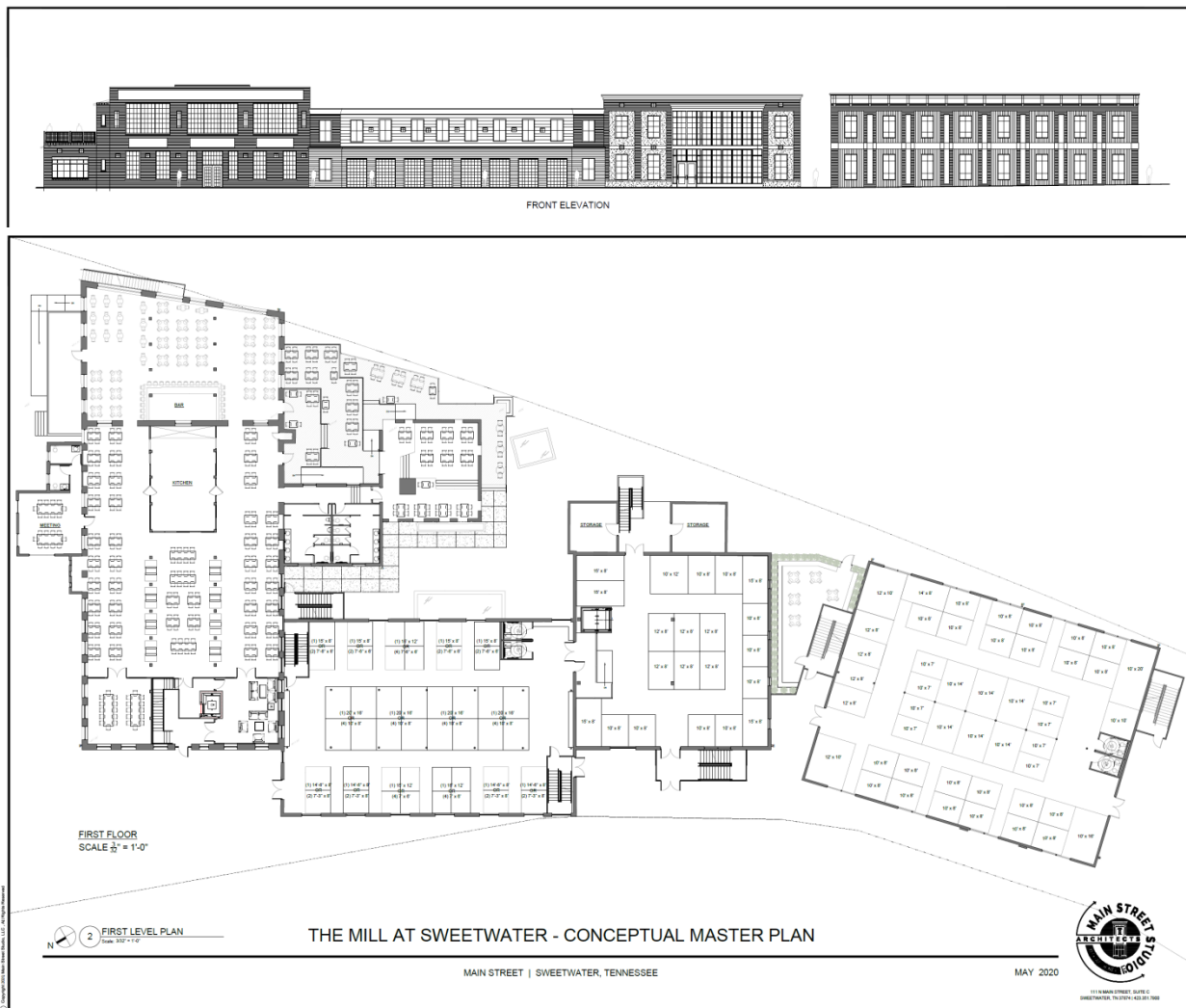
- Building/Liability Insurance: \$2,700
- City/County Property Tax: \$9,250/year
- Floor Insurance: \$3,500/year
- Maintenance & Repairs TBD

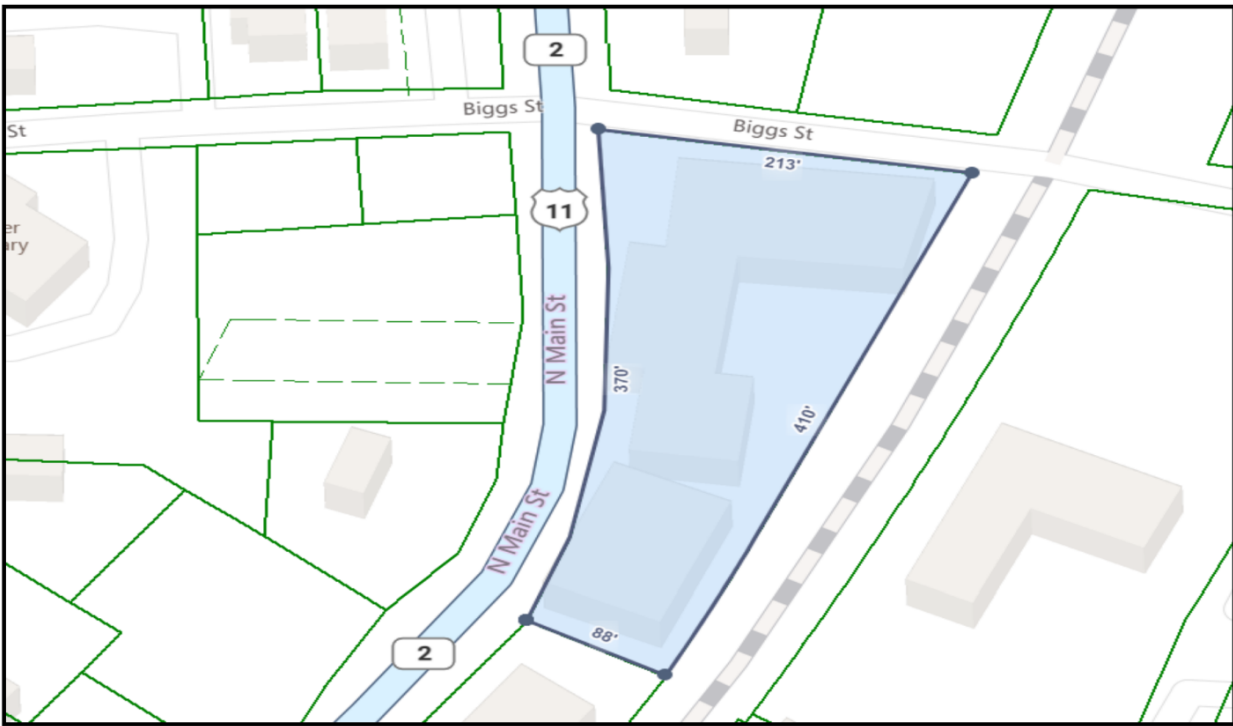
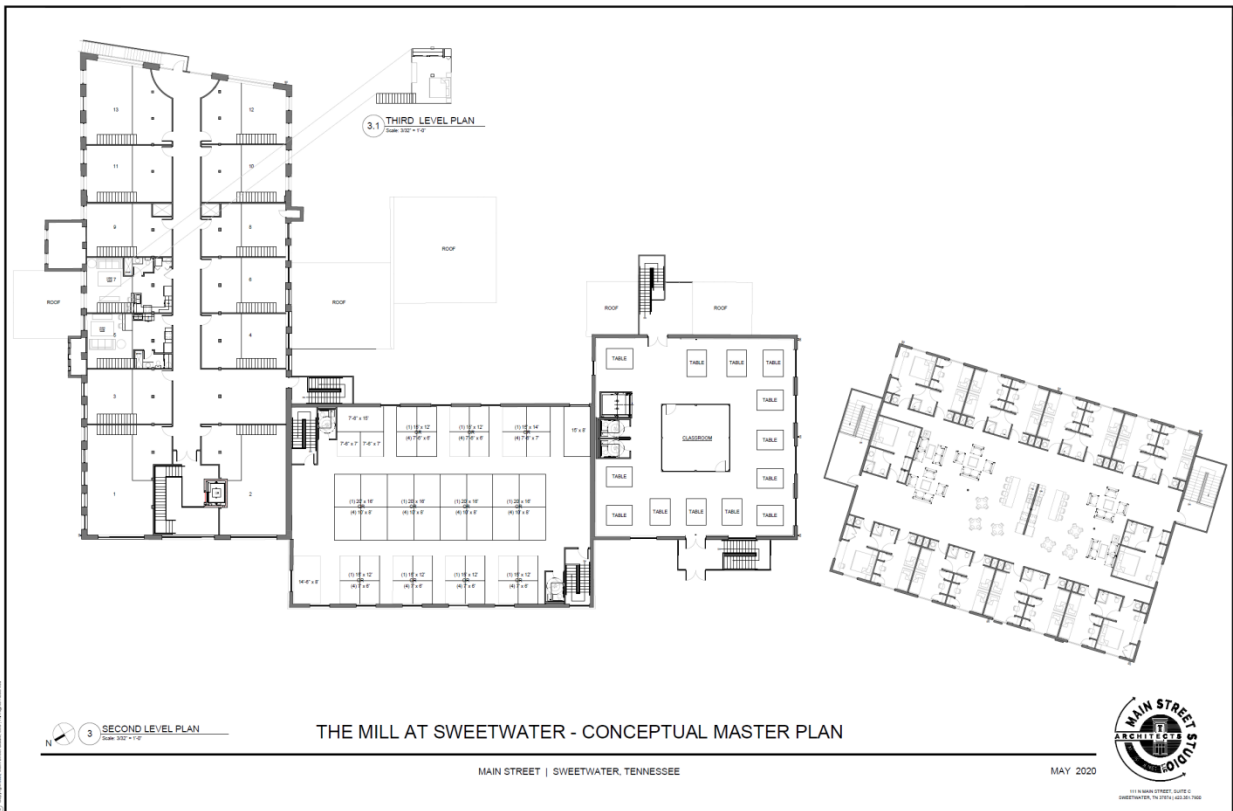
Net Income (excluding M & R): \$164,550

CAP rate at \$2.1M Sale price: 7.8%

Conceptual Master Plan and Supporting Document Package

A conceptual build out plan is also available with redevelopment of Building #4 planned to be a Steak House and Bar with ability to host large events. Site Survey, Lead based Paint report, Asbestos report, and Lease are available for review.





History of the Sweetwater Mill property

The Mascot Hosiery Mill was chartered in 1896 by the Patton brothers. After years of operation, they sold the Mill in 1916 to John Jones who ran it under the name of Sweetwater Mills until 1967, when it was again sold; this time to Crescent Hosiery Mills. In 2020 redevelopment began to a mixed use property of Retail, Residential, and Restaurant.

Sweetwater Market at the Mill



'Sweetwater Market at the Mill' is the tenant leasing Building 1, 2, & 3. The main level is an upcoming one-stop shopping retail destination, with a wide variety of vendor booths of antiques, collectables, and unique new and used items. There is a kitchen offering Lunch, Espresso bar, Beer & Wine. The upper level is being built out for residential short-term loft apartment rentals.

About the Town of Sweetwater, Tennessee

Historic Sweetwater is a destination for visitors and locals with a busy working downtown of shops, restaurants, retail, and commercial. Perfectly located south of Knoxville and North of Chattanooga and sits along the Sweetwater Creek. There are 2 exits off of Interstate 75, providing ideal growth potential. Super Wal-Mart and Lowes anchor a thriving agriculture community with growing industry and projected economic boom.



Tennessee offers awesome 4-season weather, low taxes, low cost of living, and a very pro-business environment. The town of Sweetwater is also encouraging and business supportive.

Red Stag Fulfillment Company

Red Stag is growing in Sweetwater. As a Top Performing eCommerce Order fulfillment company with 420 Acre \$300 Million Investment expanding its capacity to store, package, and ship products that range widely from furniture to pet food to electronics. This growth brings jobs and revenue to the growing community.



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