



Front Of Structure

MLS # 10217276 **ACT** **CI** Commercial **621C** **LP** \$420,000
Address 100 COMMERCIAL DR **Unit #**
City Atoka **State** TN **Zip Code** 38004 **HandyMap**
County Tipton **Cross Street** **Parcel ID** 127N A01400 & 127N A01...
Trade/Business Ko's Martial Arts **Zoning** HC
Sales Type Normal Sale
of Buildings 1 **Improved SqFt** 4,750
of Stories 1.0 **Land SqFt** 43,560
of Offices 1 **Leaseable SqFt**
of Restrooms 3 **VTour**
Year Built 1997 **3D Tour**

[Book Appointment](#)

Road Frontage (ft) **Annual Cnty/City Taxes** 2,074 / 1,158
Dock Floor Height **Lot #** 14 & 15
Legal Subdivision WATSON BUSINESS CENTER **Lot Size** 110X197

MAAR Subdivision WATSON BUSINESS CENTER

Directions From Millington, take Hwy 51 N turn right onto Commercial Dr

Grs Potl Ann Rent	Ann Insurance Exp	Actual Ann Rent	Ann Misc Income
Percent Occupancy	Ann Operating Expenses	Ave Ann Utilities	Ann Land Lse Pmt

Features

TYPE USAGE Retail, Wholesale, Office, Office Condo, Auto Service, Mini Storage, Medical, Special Purpose, Other (See REMARKS)

SALE INCLUDES Building and Land

LOCATION Office Building, Free Standing, Rural

ROAD FRONTAGE US Highway

PARKING FACILITY Concrete

TRUCK LOADING DOOR HEIGHT No Truck Door

AVERAGE CEILING HEIGHT 8-10.9 Feet

SEATING CAPACITY

CONSTRUCTION Brick/Veneer

ROOF Metal

FOUNDATION Slab

MISCELLANEOUS

RELIGIOUS AMENITIES

FLOORS Vinyl, W/W Carpet

HEATING SYSTEMS Central, Gas

COOLING SYSTEMS Electric Cooling

HOT WATER Gas Hot Water

INFORMATION AVAILABLE Tax Info Available

TENANT PAYS All Utilities

OPERATING EXPENSE INCLUDE

POSSESSION/ LEASE Possession Negotiable

EXISTING FINANCING Conventional Fixed

NEW FINANCING Conventional

SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent

Remarks

Public Remarks Excellent opportunities for your next business venture in a prime location between the fast-growing downtown area of Millington and Atoka, with easy access to US Highway 51. Previously used a daycare and currently operating as a tae kwon do/martial arts studio, this for a tile property is well suited for many Commercial uses. A medical clinic next-door on one side and veterinary care practice on the other, it is especially appealing for medical office or service based businesses. Zoned Highway Corridor(HC), the property allows for a wide range of permitted uses, including nursing home adult daycare center, grocery store, retail and wholesale sales(indoor and outdoor), hotel/motel, office, religious assembly, post-secondary school, bank/credit union, vehicle, repair, and maintenance, recreational use, and theater. This property is being sold together with the adjacent Land, parcel ID 127N A 014.00. Don't miss this excellent investment and business opportunity.

Realtor Remarks Confidential sale. Do not disturb owner, staff, students, or customers. Showings by appointment only and subject to listing agent approval. Showings are available Monday through Friday before 3:30 PM only, anytime on Saturday, and Sunday afternoon only. Please have buyers review all listing information prior to scheduling a showing. Adjacent parcel ID 127N A 014.00 is included in the sale.

Listing Information

List Office	eXpR	eXp Realty, LLC	888-519-5113
List Agent	29447	Jinhee Choi	Phone: 770-545-9699
Co-List Office			
Co-List Agent			
Appointment	770-545-9699	Listing Date	3/17/2026
		Expire Date	3/16/2027

Sold Information

Pend Date		Selling Office		Lease to Purchase
Close Date		Selling Agent		SP
DOM	30	Co-Selling Agent		Orig LP \$420,000
CDOM	30	Sold Square Feet		Terms
Corporate Own	No		Slr Contrib	04/16/2026 06:24 AM

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Prepared by:
Jinhee Choi
COM Agent Full