

Report for 2101 E Raccoon Valley Dr, Heiskell

Prepared September 02, 2025

Presented By



Mike Fuller Realty & Company



Barrett Teller

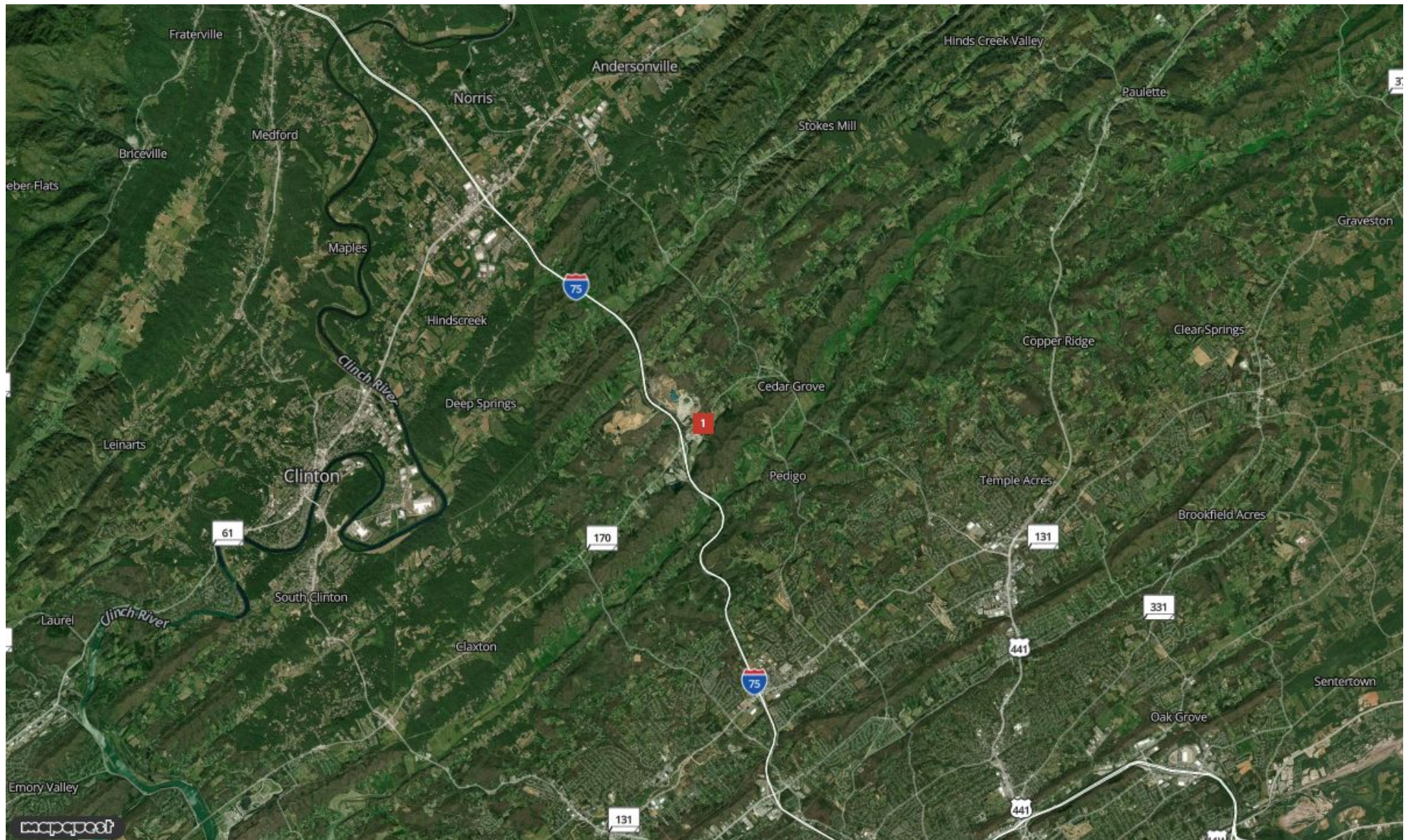
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2101 E Raccoon Valley Dr



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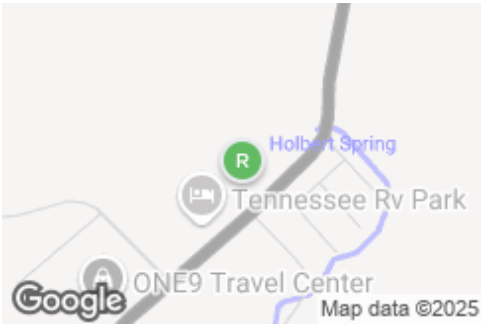
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2101 E Raccoon Valley Dr

2101 E Raccoon Valley Dr, Heiskell, TN, 37754

Retail: Freestanding

Prepared on September 02, 2025
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Property Features

Location Details

Address	2101 E Raccoon Valley Dr, Heiskell, TN...	Parcels	017 03908
Zoning	CA	Name	2101 E Raccoon Valley Dr
County	Anderson	Nearest MSA	Knoxville

Building Details

Sub Type	Freestanding	Parking Spaces	31
Building Status	Existing	Parking Ratio	-
Building Size	4,432 SF	Rentable Space	2,500 SF
Land Size	1.51 Acres / 65,776 SF	Air Conditioned	Yes
Number of Buildings	2	Heated	Yes
Number of Floors	1	Water	Yes
Year Built	1973	Sanitary Sewer	Yes
Primary Constr. Type	Framed	Rail Service	No
Occupancy Type	Single Tenant		

Listings

1 Listing | 2,797 SF | \$529,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	-	-	2,797 SF	\$529,000	Now

Additional Photos



Contact



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Retail For Sale



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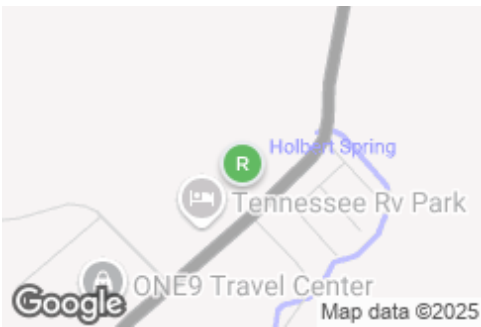
2,797 SF Retail with Drive-Thru Commercial

2101 E Raccoon Valley Dr., Heiskell, TN, 37754

Retail: Freestanding For Sale

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1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Hospitality, Office
Total Available Space	2,797 SF
Asking Price	\$529,000
Listing Price Per SF	\$189.13
Cap Rate (Actual)	-
Total Expenses	\$2,238
Investment	Yes
Signage	On Building & Free-Standing
Show Instructions	Call broker
Financing Avail.	Yes
Loan Assumable	Yes

Tax Year	2024
Real Estate Taxes	\$2,238 in 2024
Vacant	No
Available Date	Now
Days On Market	11 days
Date Listed	8/22/2025
Last Modified	8/28/2025
Listing ID	43230060
Owner Occupied	Yes
Parking Spaces	31

Description

Excellent Value - 1.46 acres and 2,797 SF of freestanding retail with a drive-thru and grease trap.
Former restaurant, current retail.
FULLY FENCED property with excellent visibility from E. Raccoon Valley Dr. Large parking field/paved lot area. Less than half a mile from I-75.
Circular drive for drive-thru in place.
Security posts for propane tank install 2020.
KUB electricity.
Hallsdale Powell water/sewer.
Underground electric to sign post.
HVAC circulation shut off in place.
His and hers public restrooms.
Manager's office with private restroom.
Employee restroom with shower.
Separate utility meter for detached garage with 100-amp panel.
Plumbing for restaurant equipment, including dual water heaters in place.

Grease trap in place.
Stainless steel wall covering for kitchen equipment in place.
Roof penetration for commercial hood in place.
Plumbing/power for service stations in place.
Pad and wiring for walk-in cooler in place.
Propane service in place for restaurant equipment.
220V service for restaurant equipment in place.
Separate HVAC for the kitchen area.
Floor drains in the kitchen area.
Fiber internet is available.
Drive-thru in place, including wiring.
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