

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD
COMMERCIAL



FOR SALE

208 CENTRE ST, PLEASANT VIEW, TN 37146

CONTACT INFO:

TYLER BROCK

(615) 804-6590

Tyler@EdgefieldCommercial.com

ANTHONY RUBINO

(203) 253-5966

Anthony@EdgefieldCommercial.com

(615) 721-2515

OVERVIEW

208 CENTRE ST,
PLEASANT VIEW, TN 37146

PROPERTY SUMMARY

208 Centre Street offers a distinctive owner-user opportunity in the heart of Pleasant View Village, combining the functionality of a commercial property with the flexibility and character of a live/work environment. The property features $\pm 4,020$ SF across three levels, complemented by a ± 624 SF detached garage/storage building, private courtyard, elevator access to all floors, and multiple outdoor areas.

The thoughtfully configured interior provides a versatile mix of private rooms, open gathering areas, a full kitchen, multiple bathrooms, and residential-style amenities, allowing the property to adapt to a variety of owner-user needs. Large windows and approximately 10' ceilings throughout much of the building create a bright, inviting environment, while the detached structure provides valuable additional storage or operational space.

Located within Pleasant View Village and designated as a Type II Rear Yard Flex Building, the property is designed to accommodate a combination of business and residential-style uses—creating a unique setting for professional office, wellness, creative, boutique service, or similar owner-user concepts.

PROPERTY DETAILS



**208 Centre St,
Pleasant View, TN 37146**



Building Size: +/- 4,020 SF



**Detached
Garage/Storage: +/- 624 SF**



Sale Price: \$750,000



Year Built: 2001



**Zoning: Pleasant View
Village – Type II Rear Yard
Flex Building**



PROPERTY HIGHLIGHTS

208 CENTRE ST,
PLEASANT VIEW, TN 37146



Live / Work Flexibility

Three-story configuration designed to accommodate a combination of business and residential-style space.

Flexible Layout

Private rooms, open gathering areas, full kitchen, multiple bathrooms, and dedicated laundry across three levels.

Elevator Access

Passenger elevator provides convenient access to all three floors.

Detached Garage / Storage

±624 SF finished rear structure with ±12' clear height and ±16' wide roll-up door.

Private Outdoor Space

Courtyard connects the main building and detached structure, complemented by upper-level patio/balcony areas.

Bright Interior

Large windows provide abundant natural light, with ±10' ceilings throughout much of the building.

Pleasant View Village

Type II Rear Yard Flex Building designation accommodates live/work and ground-level business uses.

Owner-User Opportunity

Distinctive configuration suited for professional, wellness, creative, boutique service, or similar owner-user concepts, subject to applicable approvals.

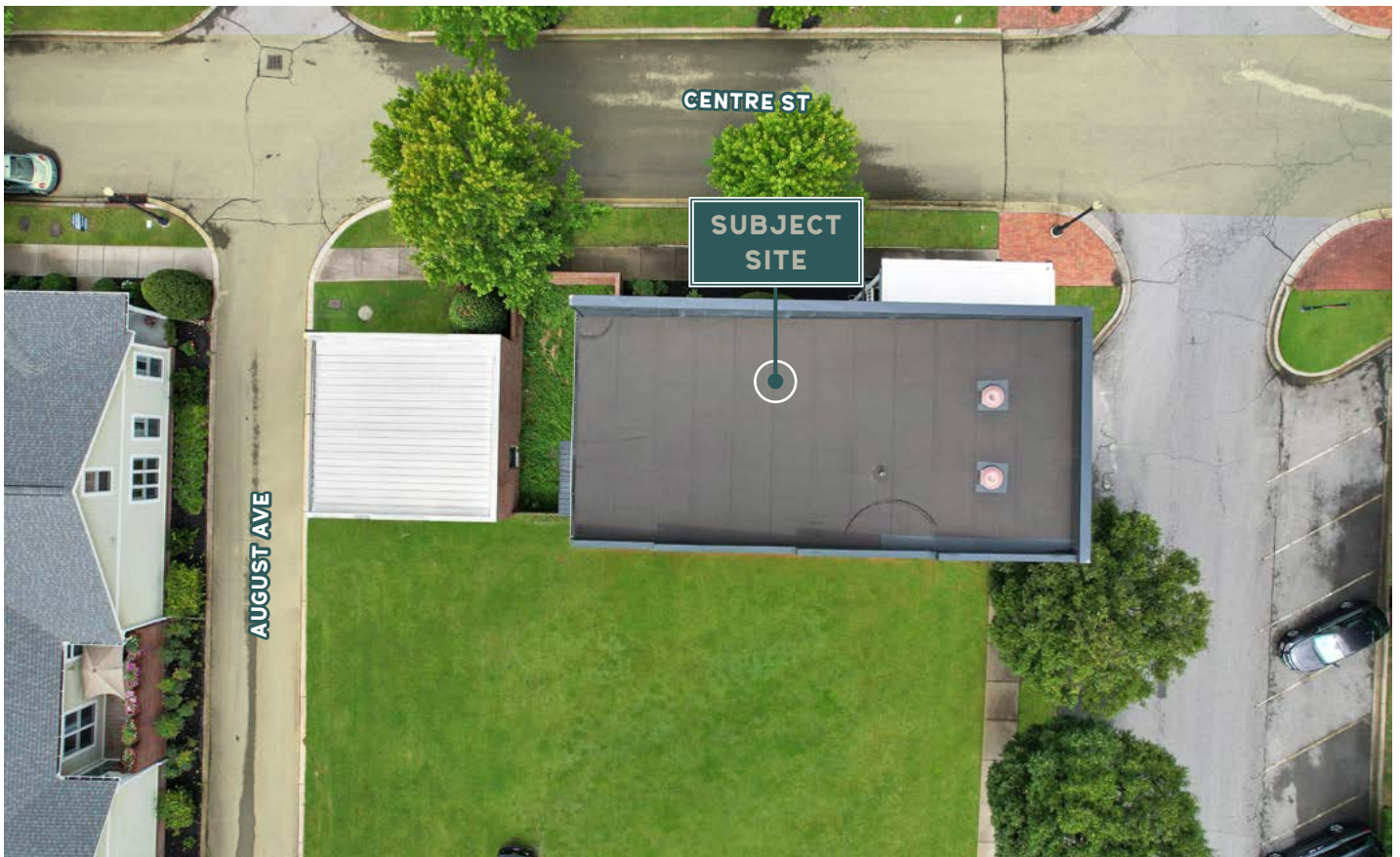
PROPERTY PHOTOS

208 CENTRE ST,
PLEASANT VIEW, TN 37146



AERIAL PHOTOS

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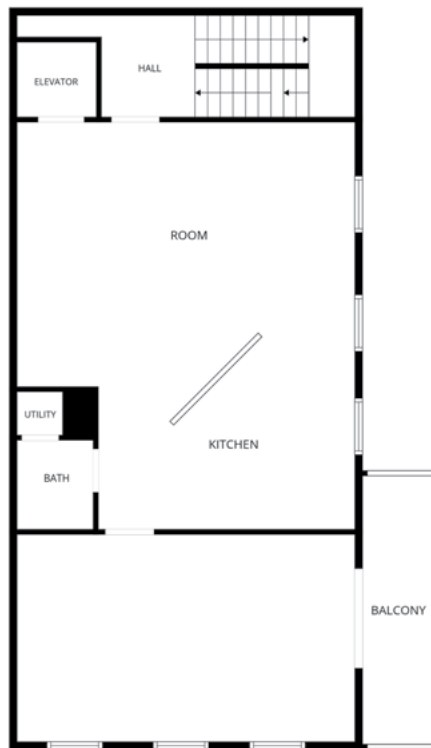


FLOOR PLAN

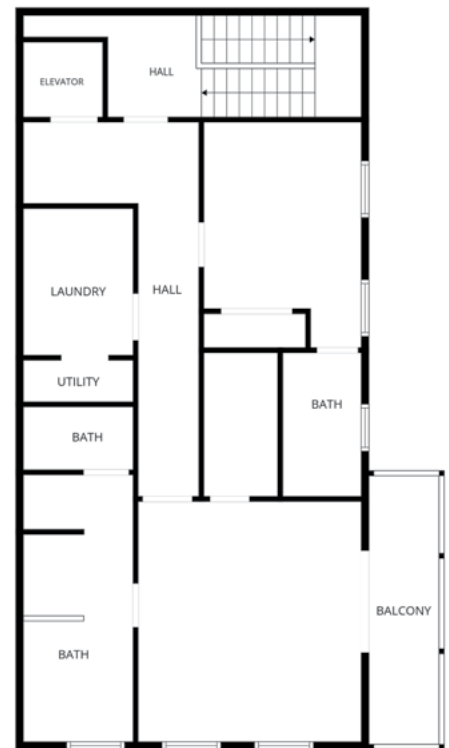
208 CENTRE ST,
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1st floor



2nd floor

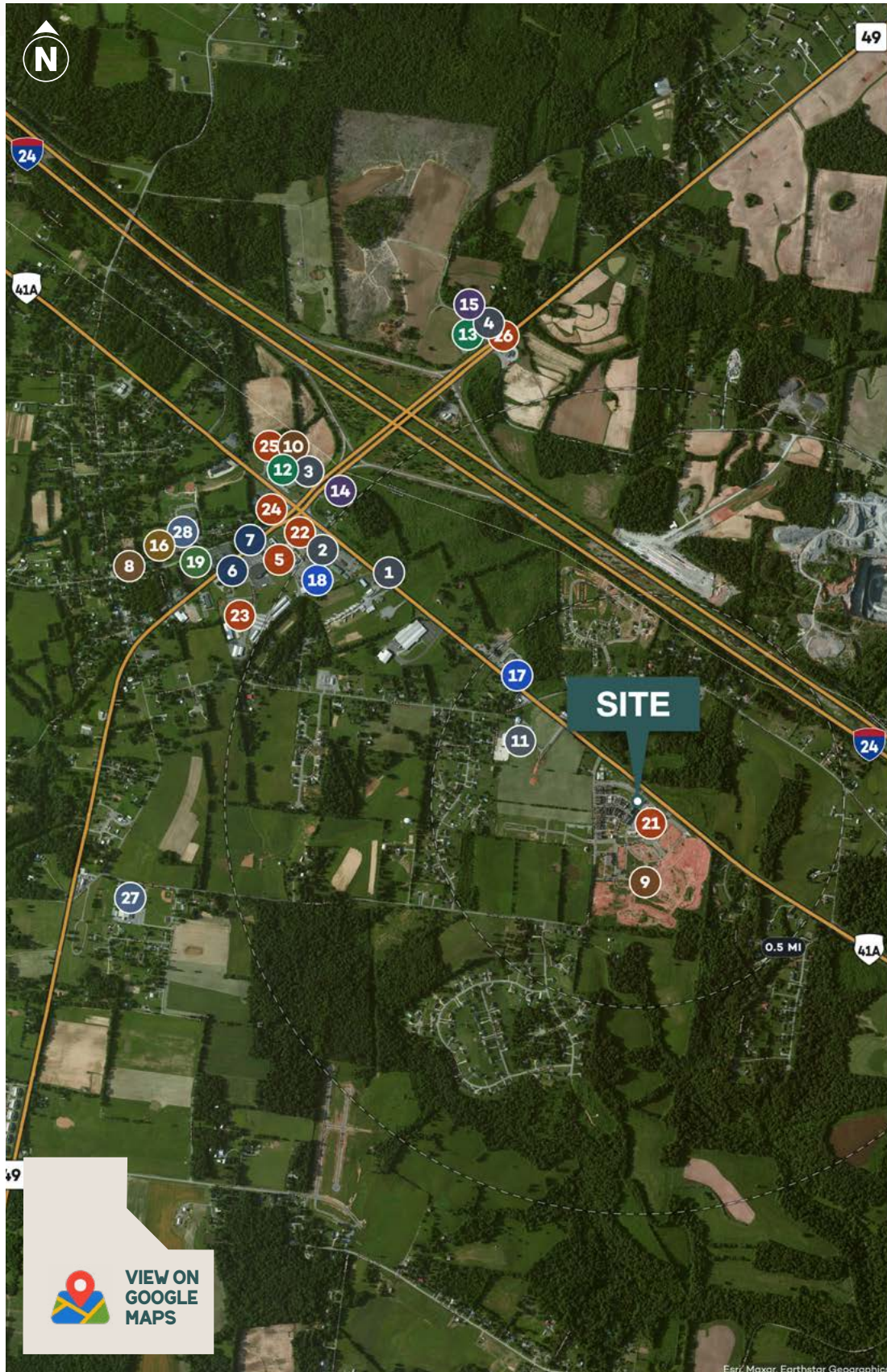


3rd floor

**+/- 4,020 SF
AVAILABLE**

LOCATION MAP

208 CENTRE ST,
PLEASANT VIEW, TN 37146



MAP KEY

AUTOMOTIVE

- 1 Pleasant View Auto Service
- 2 O'Reilly Auto Parts
- 3 Shell
- 4 Marathon

BANKS

- 5 Community Bank
- 6 Hertiage Bank
- 7 U.S. Bank

BUILDING SUPPLY

- 8 Feed and Mill

COFFEE

- 9 Cafe Amendo
- 10 Dunkin' Donuts

GOVERNMENT

- 11 Pleasant View Police Department

GROCERY

- 5 H.G. Hill's Supermarket
- 12 Sudden Service
- 13 Circle K

HOTELS

- 14 Hampton Inn & Suites
- 15 Quality Inn

LANDMARKS

- 16 Pleasant View United Methodist Church

MAJOR RETAIL

- 17 Golly G's Coffee, Ice Cream & Sweets
- 18 Dollar General Market
- 5 Vape Zone & Smoke

PARKS

- 19 Balthrop Park
- 20 Pleasant View Community Park

RESTAURANTS

- 21 Chris' Pizza Village
- 21 Pleasant View Diner
- 21 Kuramoto Japanese Restaurant
- 5 KFC/Taco Bell
- 5 Sonic
- 22 Burger King
- 23 Pizza Done Right
- 24 Hardee's
- 25 Wendy's
- 26 Pizza Hut

SCHOOLS

- 27 Pleasant View Christian School
- 28 Pleasant View Elementary School

SERVICES

- 21 Fedex Drop Off



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