

For Sale or Lease

# Industrial

9,000 SF



### 531 East Avenue

Athens, Tennessee 37303

#### **Property Features**

• 9,000 square foot Butler building

1,300 SF - office

6,250 SF - subzero freezer / cooler

1,450 SF - warehouse

- 2.24 acres
- . 16' eave height
- 1 dock door
- Built in 1992 expanded and renovated in 2008
- Taxes: \$2,229.08 (\$0.25/SF)
- Lease rate: \$4,500 / month NNN (\$6.00/SF)
- Purchase price: \$495,000 (\$55.00/SF)

(27) (127) Knoxville Crossville Maryville Dayton (411) (129) (127) Athens Cleveland Murphy Chattanooga (64) Blairsville Blue Ridge Map data ©2020 Google

For more information:

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