

[www.oliversmithrealty.com](http://www.oliversmithrealty.com)

## **716 & 718 S Gay Street**



**FOR SALE**  
**\$1,700,000**

### Property Information

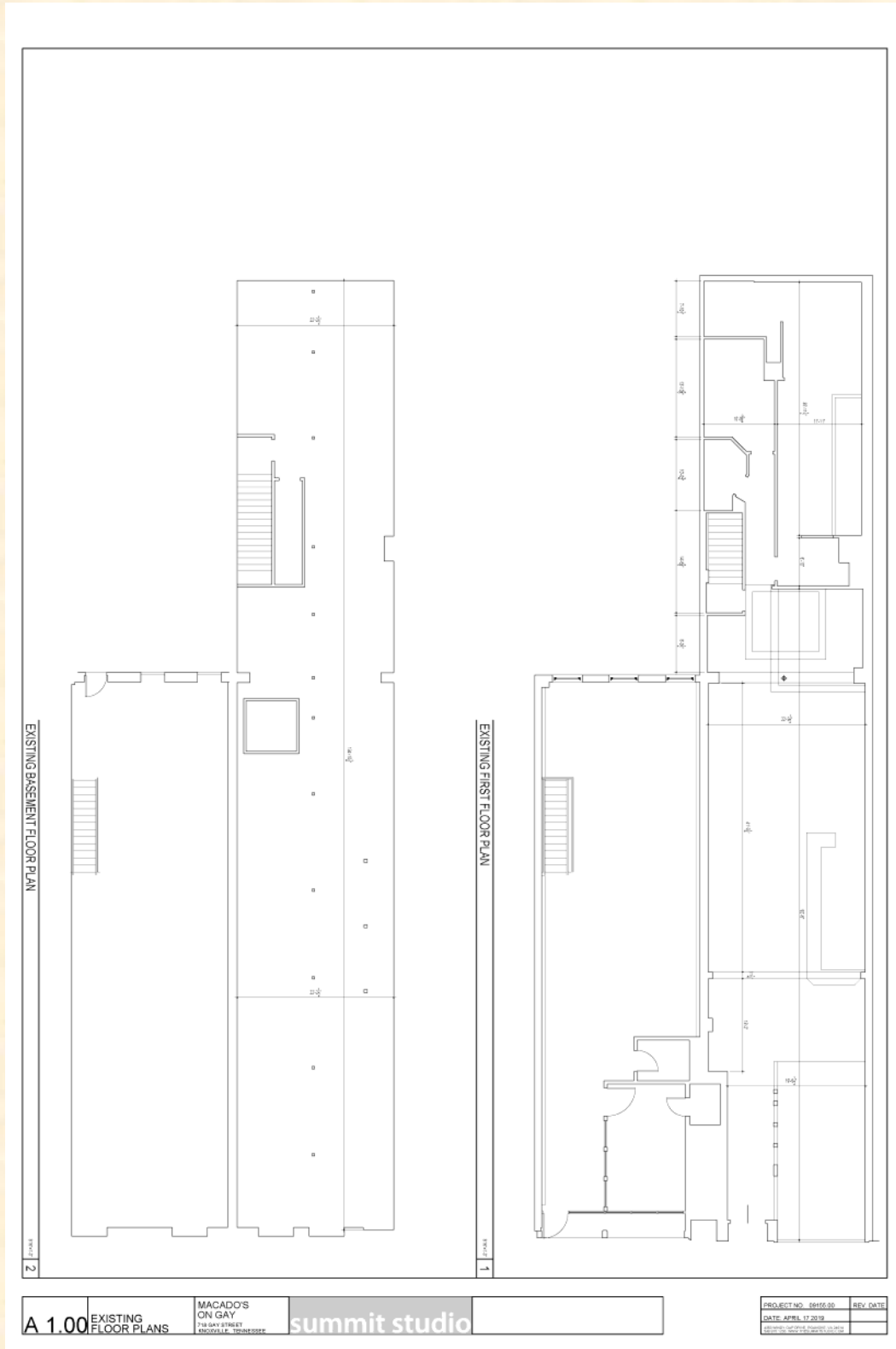
- ◆ Unique opportunity to purchase two adjoining buildings on Knoxville's Gay Street.
- ◆ 716 S Gay: 1,924 Sq. Ft. on Gay Street, 1,894 Sq. Ft. Basement (Both currently leased to CPA), 1,924 Sq. Ft. second floor residential. 1,924 Sq. Ft. third floor residential.
- ◆ 718 S Gay: 3,389 Sq. Ft. on Gay Street, 3,359 Sq. Ft. Basement. 1,951 Sq. Ft. second floor residential. 1,951 Sq. Ft. third floor residential.
- ◆ 4 Dedicated Parking Spaces behind building.
- ◆ Excellent candidate property to add value through redevelopment..
- ◆ Central Downtown location—close to parking, courthouse, Market Square, and many other Downtown attractions.

Oliver Smith Realty & Development Company  
7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
(865) 584-2000

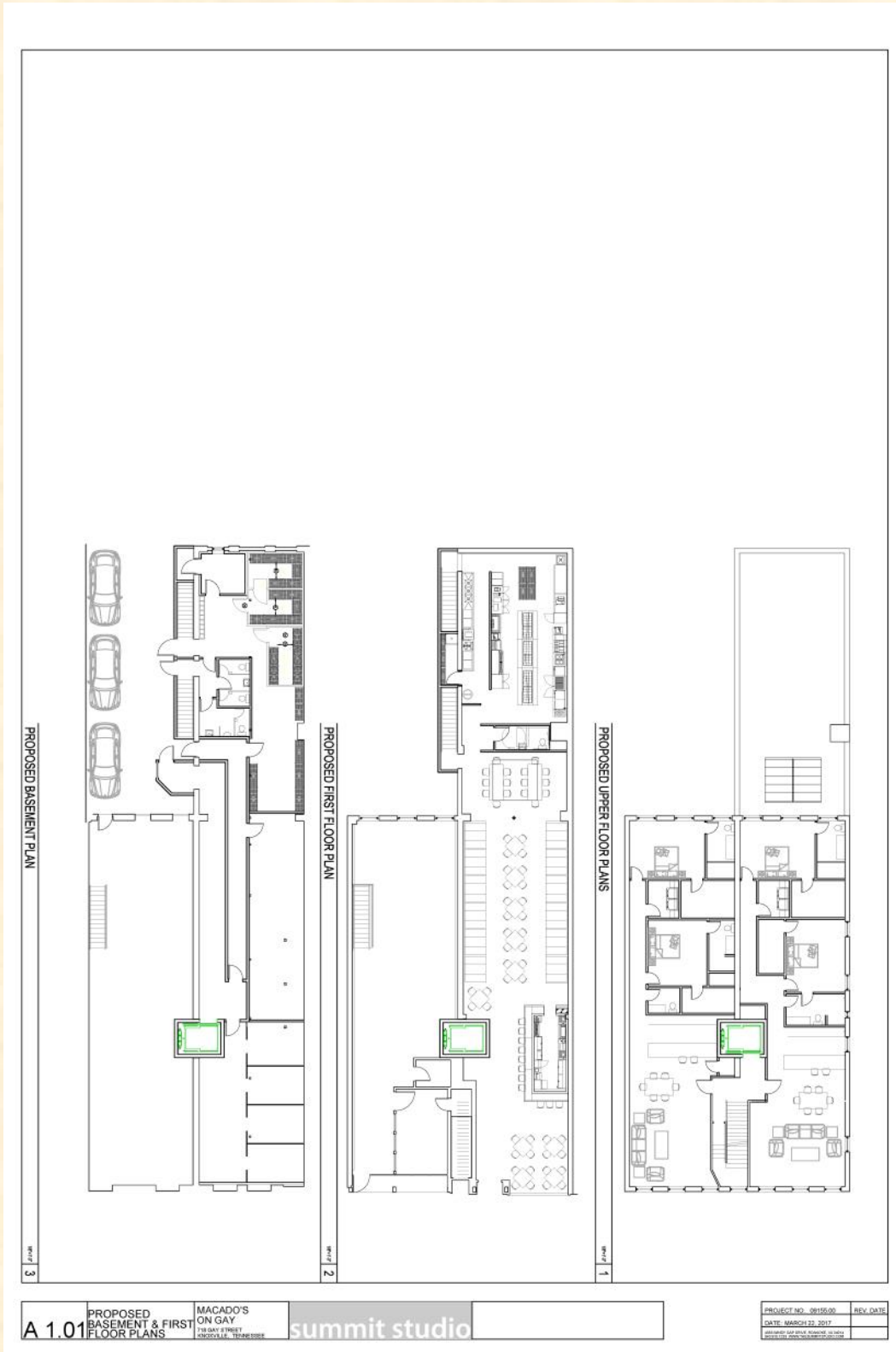
## Property Details by Floor:

<b>716. S. Gay</b>	<b>Square Footage</b>	<b>Condition</b>
Basement (Accountant)	1894	Finished Office
Street Level (Accountant)	1924	Finished Office
Level 2 (Residential)	1924	Shell
Level 3 (Residential)	1924	Shell
<b>Total:</b>	<b>7,666</b>	
<b>718 S. Gay</b>		
Basement (Vacant)	3359	Shell
Street Level (Vacant)	3389	Restaurant Shell
Level 2 (Residential)	1951	Shell
Level 3 (Residential)	1951	Shell
<b>Total:</b>	<b>10,650</b>	
<b>Total 718 &amp; 716 S. Gay</b>	<b>18,316</b>	
<b>Total Residential:</b>	<b>7,750</b>	

## 718 S Gay—Current Floorplan



## Proposed Floor Plan for Restaurant Space & Apartments



The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Oliver Smith Realty & Development Company Inc. and should not be made available to any other person or entity without the written consent of Oliver Smith Realty & Development Co. Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Oliver Smith Realty & Development Co. Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Oliver Smith Realty & Development Co. Inc. has not verified, and will not verify, any of the information contained herein, nor has Oliver Smith Realty & Development Co. Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures and efforts to verify all the information set forth herein or provided by Oliver Smith Realty & Development Co. Inc.

**Oliver Smith Realty & Development Company**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

(865) 584-2000