

8331 Gleason Drive

5000 Sq Ft Office/Warehouse in West Knoxville!!!

5,000 sq ft office/warehouse in West Knoxville. Located behind Bearden High School on Gleason Road. Situated on backside of large one (1) acre lot with road frontage on Gleason Road. Lot can be subdivided into two half acre lots. Zoned C4/C6 (allows retail business and other services business).



Property: 8331 Gleason Drive, Knoxville, TN 37919

Income: Has been leased last 3 years for an average of \$3000.00/month. Currently vacant. Listed with Holrob (Chandle Turbyville) sale price of ~~\$425,000~~...

REDUCED to \$385,000!!!

Unique to Property: No Debt on Property. Permanent slope easement with the county and a temp construction easement to allow full use of front lot. When divided and leveled, the front lot will be worth \$150,000. The warehouse is 5,000 sq ft with loading dock, drive-in door, and finished office space. Three (3) Phase power 480V and 600 Amp Service. Property has averaged \$3,000/mo NNN. At 8% Cap that puts the value of the Warehouse at **\$450,000** for an investor.

Comp: 8333 Gleason (smaller lot directly adjacent) sold 5/15/2013 for \$370,000

More Information: <http://rkpllc.com/8331-gleason/>



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Knox Tax Map Data

8331 GLEASON DR - Property Map and Details Report



Property Information

Location Address: 8331 GLEASON DR
CLT Map: 120
Insert: I
Group: B
Condo Letter:
Parcel: 8.06
Parcel ID: 120IB00806
Parcel Type:
District: 47
Ward: 47
City Block: 46310
Subdivision: MICHAEL SCHAAD
TRUSTEE RESUB
Rec. Acreage: 0
Calc. Acreage: 0
Recorded Plat: 20021021 - 0034261
Recorded Deed: 20071231 - 0050536
Deed Type: Deed:Special Wa
Deed Date: 12/31/2007

Address Information

Site Address: 8331 GLEASON DR
KNOXVILLE - 37919
Address Type: BUSINESS
Site Name: OFFICE BLDG

Owner Information

KNIGHT DEBORAH RUSSELL
1534 ONE FRIDAY LN
KNOXVILLE, TN 37922

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township: Knoxville

MPC Information

Census Tract: 44.03
Planning Sector: West City
2000 Traffic Zone: 160

Please contact Knox County Metropolitan Planning Commission (MPC) at [\(865\) 215-2500](tel:865-215-2500) if you have questions.

Political Districts

Voting Precinct: 68
Voting Location: Cedar Bluff Middle School
707 N CEDAR BLUFF RD
TN State House: 18 Steve Hall
TN State Senate: 7 Stacey Campfield
County Commission: 3 Tony Norman
Ed Shouse
Mike Hammond
City Council: 2 Duane Grieve
School Board: 3 Doug Harris

Please contact Knox County Election Commission at [\(865\) 215-2480](tel:865-215-2480) if you have questions.

School Zones

Elementary: WEST HILLS ELEMENTARY
Intermediate:
Middle: BEARDEN MIDDLE
High: BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at [\(865\) 594-1550](tel:865-594-1550) if you have questions.