

3270 Parkway, Pigeon Forge TN

\$350,000.00



SQ Feet: 5,620 +/- Gross Building Area

*Front portion of building (1,966sf) is occupied by Baskin Robbins currently paying \$4,564.58.

Year: 1992

Style: 2 Tenant Rental /Commercial Building

Stories: 1

Acreage: 0.711 +/-
80ft Frontage on Parkway

Zoning: C-2 Tourist Commercial District

Utilities: All Public Utilities Available

Bathroom: 450sf public bathroom facility

Lease Details: Triple Net Lease that expires on July 3, 2022. Option to Extend an additional 30yrs until July 1, 2052 of which notice to extend must be provided to Landlords by March 1, 2022. Rent is adjusted every 3 years according to the CPI, all items, as the same appears in the economic indicators or other official government publications for Atlanta, Ga. Next adjustment is June 30, 2019. Current lease payment is \$6,060.00 monthly.



Please contact Lee Lewis for more information @ 865-908-5759



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