

COMMERCIAL BUILDING ADJACENT TO HIXSON WALMART!!



5706 TN-153, Hixson, TN 37343

Listing ID: 29839114
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Free-Standing Building
Size: 17,000 SF
Sale Price: \$1,300,000
Unit Price: \$76.47 PSF
Sale Terms: Cash to Seller
Loading: 2 Docks, 2 Doors
Ceiling: 22 ft.
Drive-In Bays: 1 Bay



Overview/Comments

Perfect building for commercial or light industrial use located adjacent to the Wal-Mart in Hixson, TN, off Highway 153 at the rear of Aaron's Rentals. Previously used as a 1/3 dance studio, 1/3 gymnastics center, and 1/3 church, this 17,000 square foot complex features 8 HVAC units (5: 5 ton units; 1: 2.5 ton unit on ground level; and 2: 3 ton units on the roof), 22 ft. ceilings with sky lights, 2 loading docs and 1 drive-in bay with an electric door (12ft. x 14ft). Also, this 2-story building is equipped with 2 3-phase panels with 200 amp, and 1 single phase panel with 200 amp. Heat is gas and electric. Site is approximately 2 acres. Great opportunity, great location, and great price! Come see it today! Lots of parking in front of building and area cleared in rear to expand building or add additional parking.

More Information Online

<http://commercial.gcar.net/listing/29839114>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	100H A 009.06	Building Name:	Alicia's School of Dance / Church
Retail-Commercial Type:	Free-Standing Building	Building/Unit Size (RSF):	17,000 SF
Zoning:	M-3	Land Area:	2 Acres
Property Use Type:	Investment, Vacant/Owner-User, Business	Sale Terms:	Cash to Seller

Area & Location

Market Type: Large
Road Type: Paved, Highway
Site Description: Level site adjacent to Walmart on Hwy 153 and behind Aarons

Building Related

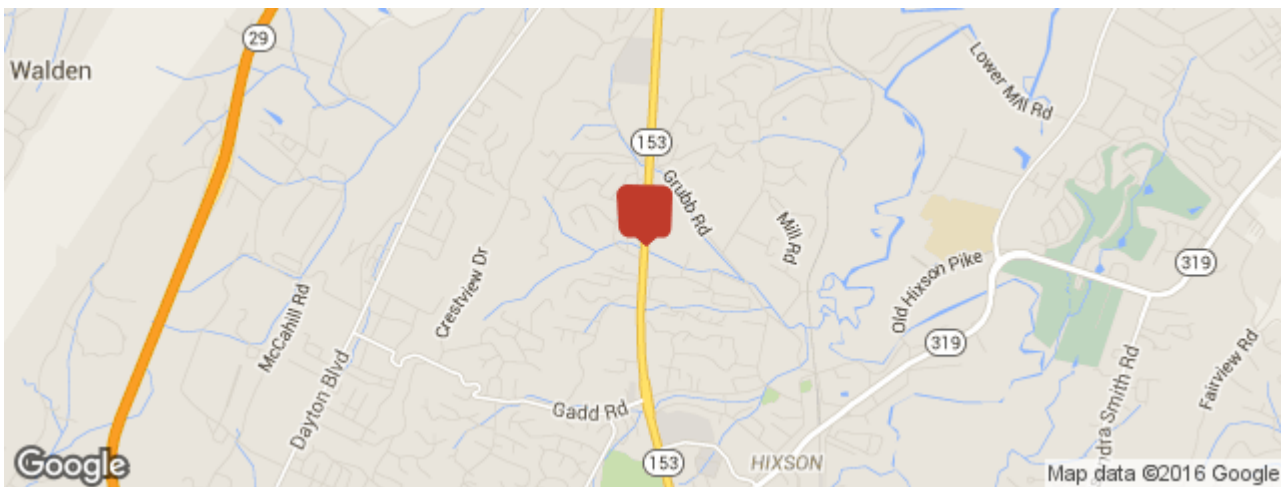
Total Number of Buildings:	1	Loading Doors:	2
Number of Stories:	1	Loading Docks:	2
Property Condition:	Good	Heat Type:	Electricity
Year Built:	1980	Heat Source:	Central
Ceiling Height:	22	Air Conditioning:	Package Unit

Land Related

Zoning Description: M-3
Legal Description: Lt 2 153 M-3 Sub Pb37 Pg372

Location

Address: 5706 TN-153, Hixson, TN 37343
County: Hamilton
MSA: Chattanooga



Property Images



Dance Studio, Hatcher 007



Dance Studio, Hatcher 019



Dance Studio, Hatcher 008



Dance Studio, Hatcher 022



Unused piece of the property



2.5 ton HVAC- office



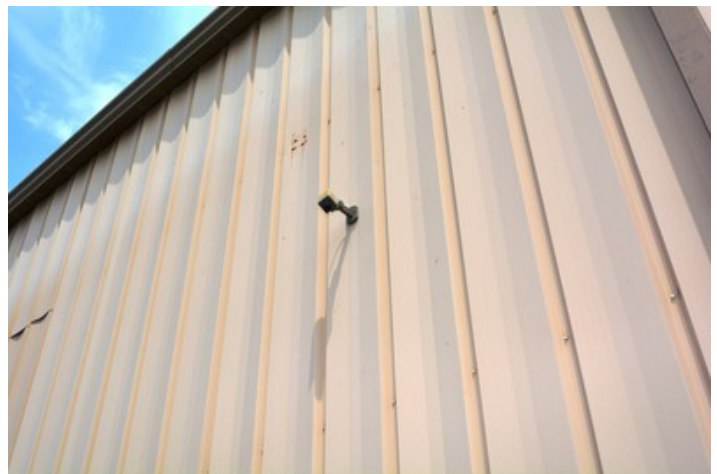
Dance Studio, Hatcher 097



5 ton HVAC- for church.



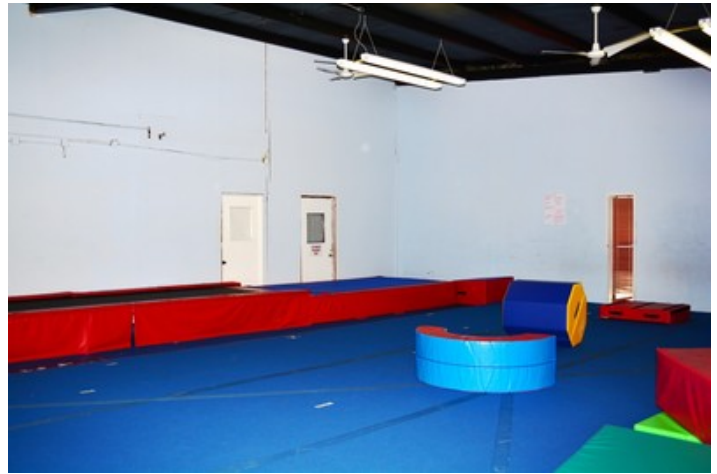
Dance Studio, Hatcher 021



Dance Studio, Hatcher 038



2 loading docks and 1 drive in bay with electric door.



Dance Studio, Hatcher 044



Dance Studio, Hatcher 042



Dance Studio, Hatcher 045



3- 5 ton HVACs



Dance Studio, Hatcher 046



Dance Studio, Hatcher 047



Dance Studio, Hatcher 053



Dance Studio, Hatcher 049



Dance Studio, Hatcher 054



Dance Studio, Hatcher 051



Dance Studio, Hatcher 056



Dance Studio, Hatcher 058



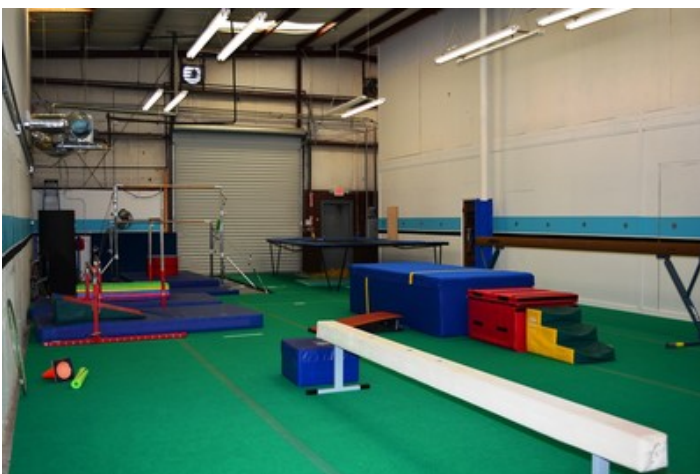
HUGE attic space- not air-conditioned.



Dance Studio, Hatcher 061



Upstairs space with additional restrooms



Dance Studio, Hatcher 066



Dance Studio, Hatcher 079



Dance Studio, Hatcher 080



Dance Studio, Hatcher 086



Dance Studio, Hatcher 082



A third of building was rented as a church.



Dance Studio, Hatcher 084



Dance Studio, Hatcher 096



4 restrooms downstairs- double stalls



Dance Studio, Hatcher 101



2-3phase panels, 200 amp and also 1 single phase panel 200amp



Located at the rear of Aaron's Rental store, and the gas station off Hwy 153.



Dance Studio, Hatcher 111



Adjacent to the Walmart and shopping center in Hixson.



Property map from Google aerial view.

Property Contacts



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