

FOR SALE

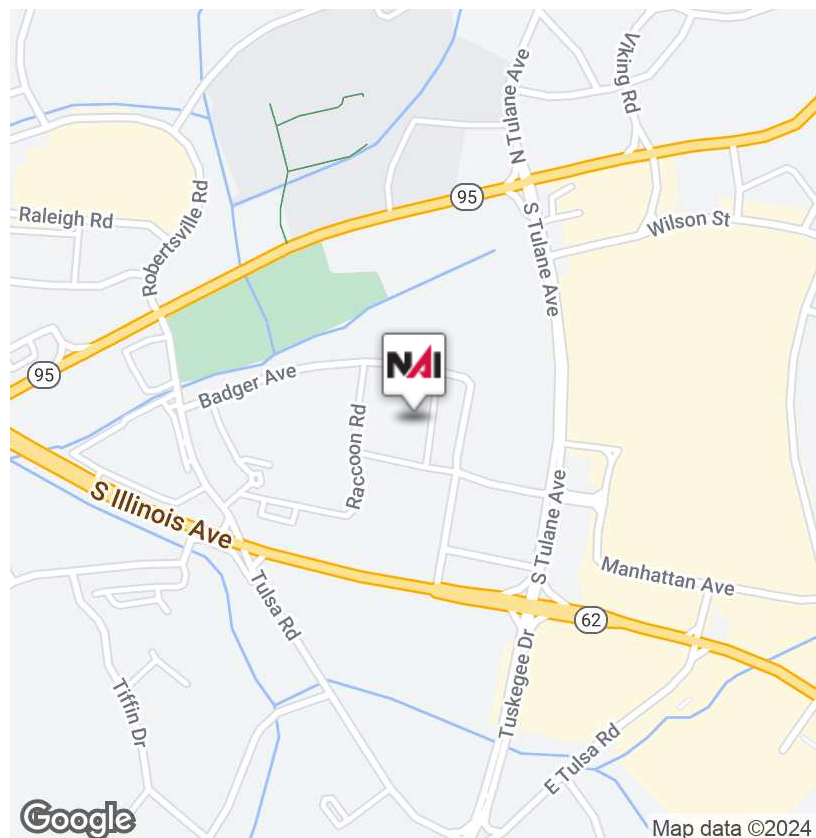
120-130 Badger Ave. Oak Ridge, TN 37830

NAI Koella
RM Moore



43,103 SF | 7.406 Acres

- 2 masonry structures 13,051 SF and 30,032 SF built in 1960s.
- Old world style with slate roofs and copper gutters.
- 221 auto parks with room to expand
- 120 Badger Ave. - total of 30,032 SF, built around a courtyard.
- 130 Badger Ave. - 13,051 SF (10,366 SF on the main level and 2,685 SF on the lower level).
- 1.5 acre (eastern side) would lay out nicely for townhome development.
- Nearby amenities within walking distance include A.K. Bissell Park, Oak Ridge Arts Center, Pollard Auditorium, Oak Ridge Civic Center and Public Library, Oak Ridge High School, newly redeveloped shopping opportunities, and numerous restaurants.



✉ **Sam Tate, CCIM**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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COMPLETE HIGHLIGHTS

Sale Highlights

- 2 masonry structures 13,051 SF and 30,032 SF built in 1960s.
- Old world style with slate roofs and copper gutters.
- Brick exteriors over concrete and concrete block.
- Each structure is designed with interior courtyards, which maximizes the amount of daylight coming into the buildings.
- Strategic heart of the city location.
- 221 auto parks
- Room to expand existing buildings.
- 1.5 acre (eastern side) would lay out nicely for townhome development.
- High efficiency gas (hot water) heating system in each building, with numerous zones for heating and cooling.
- Offering Price \$3,495,000



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130 Badger Avenue

130 Badger Avenue



130 Badger Avenue - Courtyard

120 Badger Avenue - Courtyard

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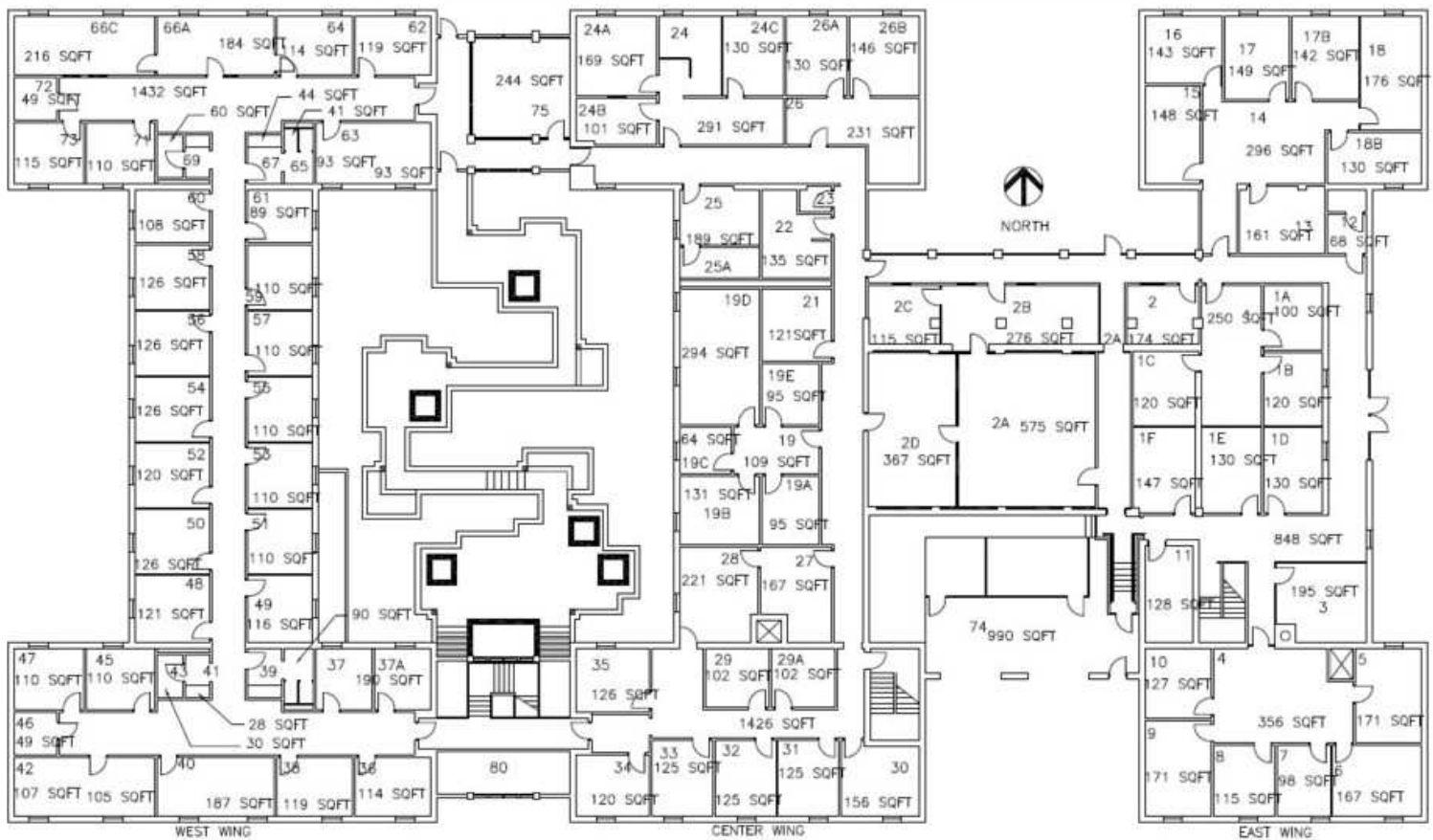
AERIAL



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120 BADGER UPPER LEVEL FLOOR PLAN



OAK RIDGE ASSOCIATED
UNIVERSITIES

FACILITIES
MANAGEMENT
SECTION

NO. REVISION

DATE

BY

TITLE

BUILDING MC-120
UPPER LEVEL
SQFT PLAN

ORISE
OAK RIDGE INSTITUTE FOR SCIENCE AND EDUCATION

OAK RIDGE
TENNESSEE

SEARCHED
INDEXED
SERIALIZED
FILED

DATE

MAINTENANCE APPROVAL

MAINT APPR

MAINT APPR

MAINT APPR

MAINT APPR

W.O.

DRAWING

NUMBER



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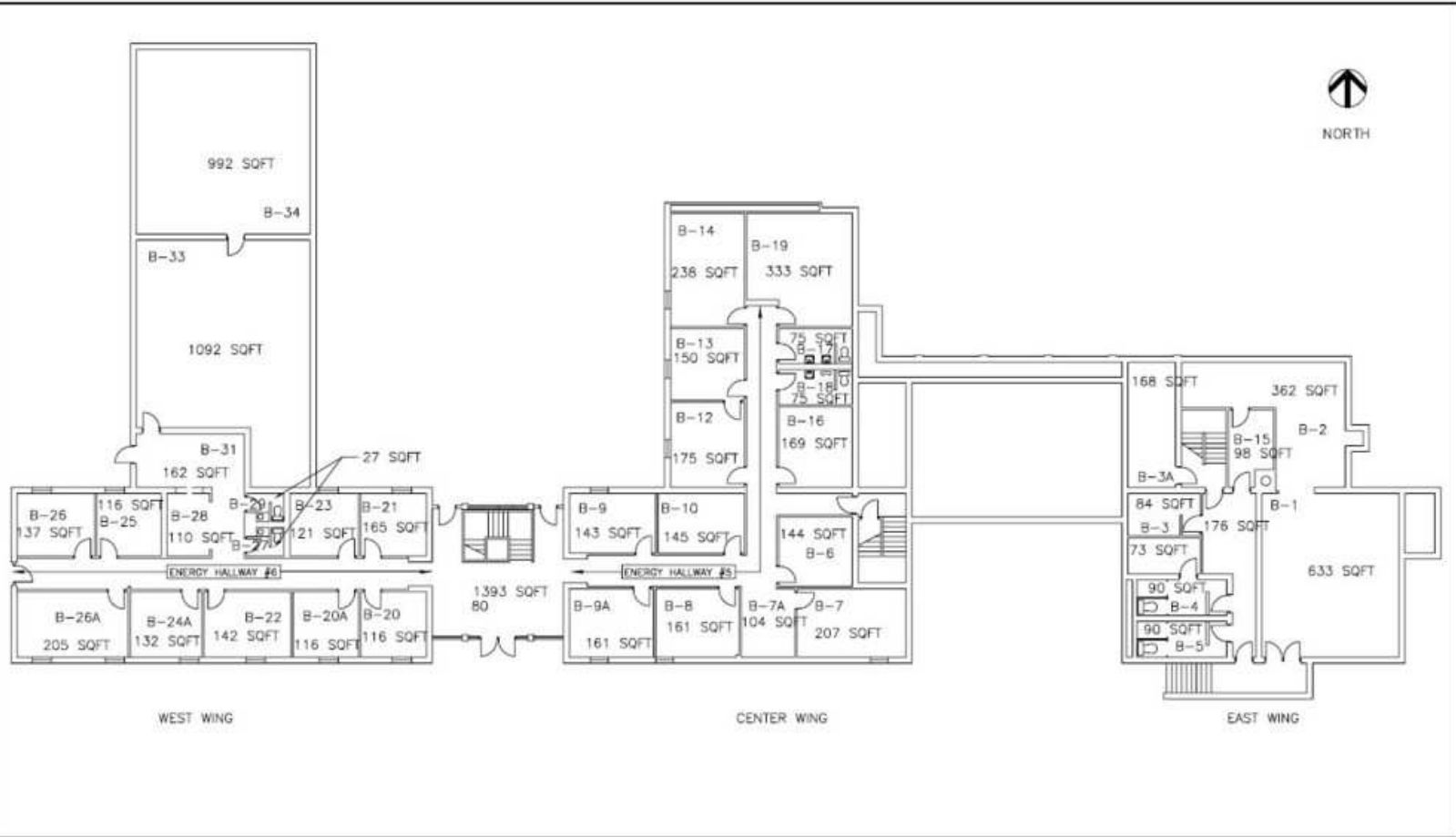
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120 BADGER LOWER LEVEL FLOOR PLAN

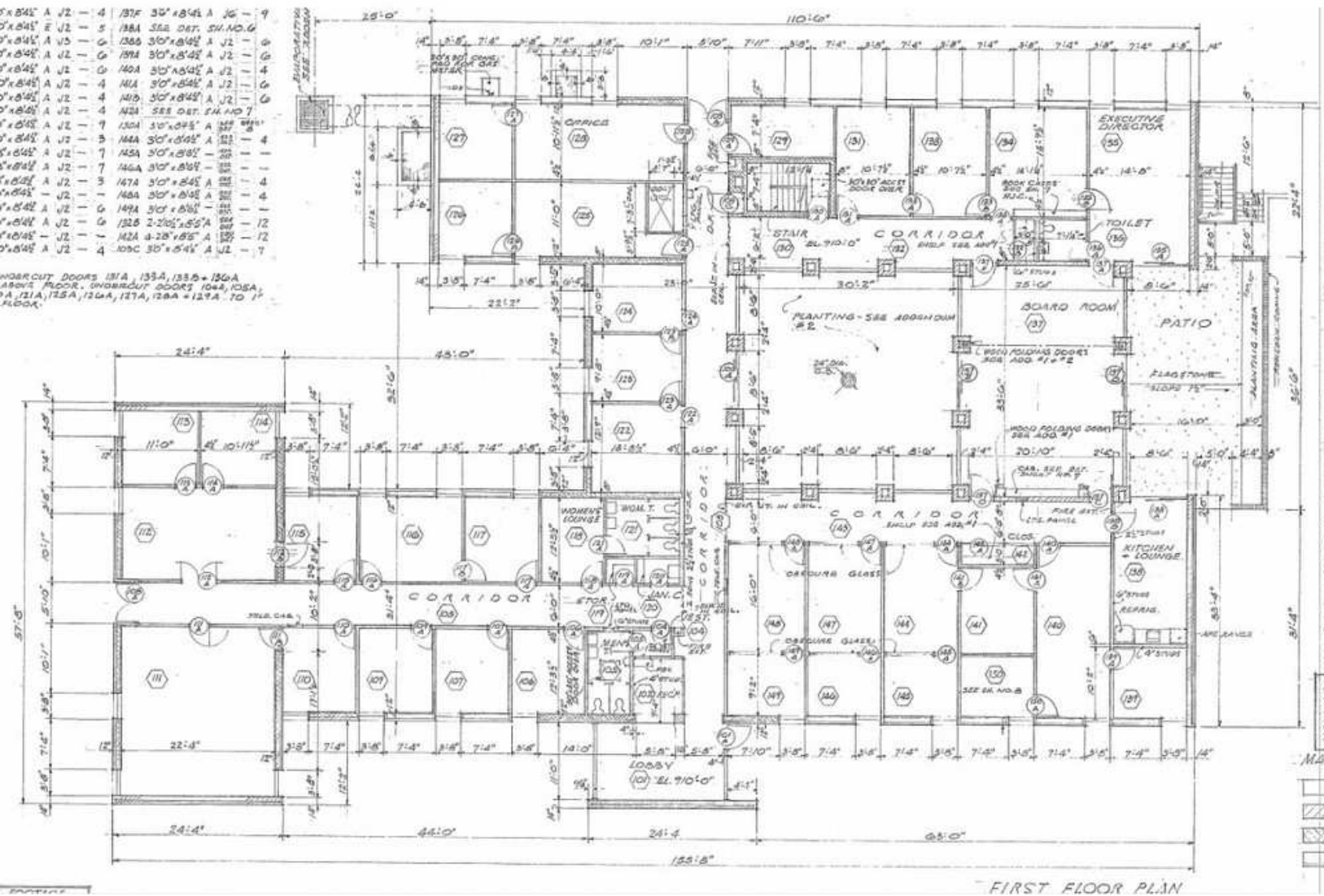


 OAK RIDGE ASSOCIATED UNIVERSITIES  ORISE <small>OAK RIDGE INSTITUTE FOR SCIENCE AND EDUCATION</small>	FACILITIES MANAGEMENT SECTION OAK RIDGE TENNESSEE	NO.	REVISION	DATE	BY	SCALE	DATE	MAINTENANCE APPROVAL	TITLE	BUILDING MC-120 LOWER LEVEL SQFT PLAN	
						APPROVED		REVT. APPR.			
						DESIGNED		WEEK APPR.			
						CHECKED		SD'S APPR.			
						DRAWN	DELLY NORMAN	11-18-00	DRY. APPR.		
									W.O.:	DRAWING NUMBER:	

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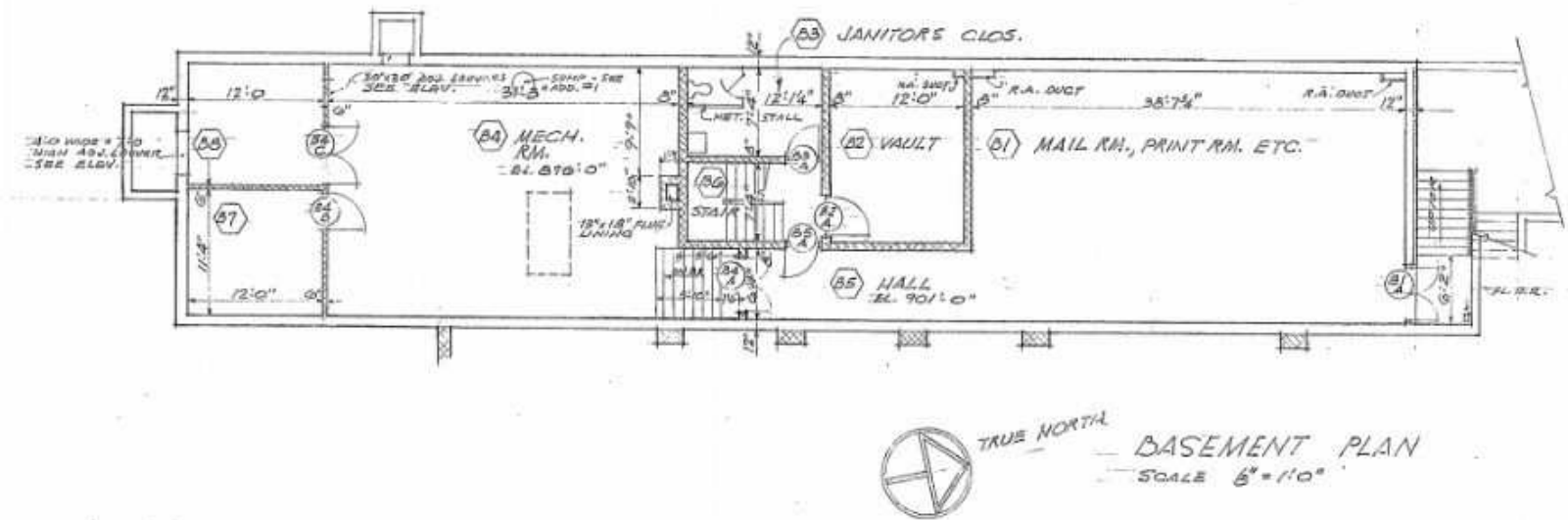
130 BADGER UPPER LEVEL FLOOR PLAN



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130 BADGER LOWER LEVEL FLOOR PLAN

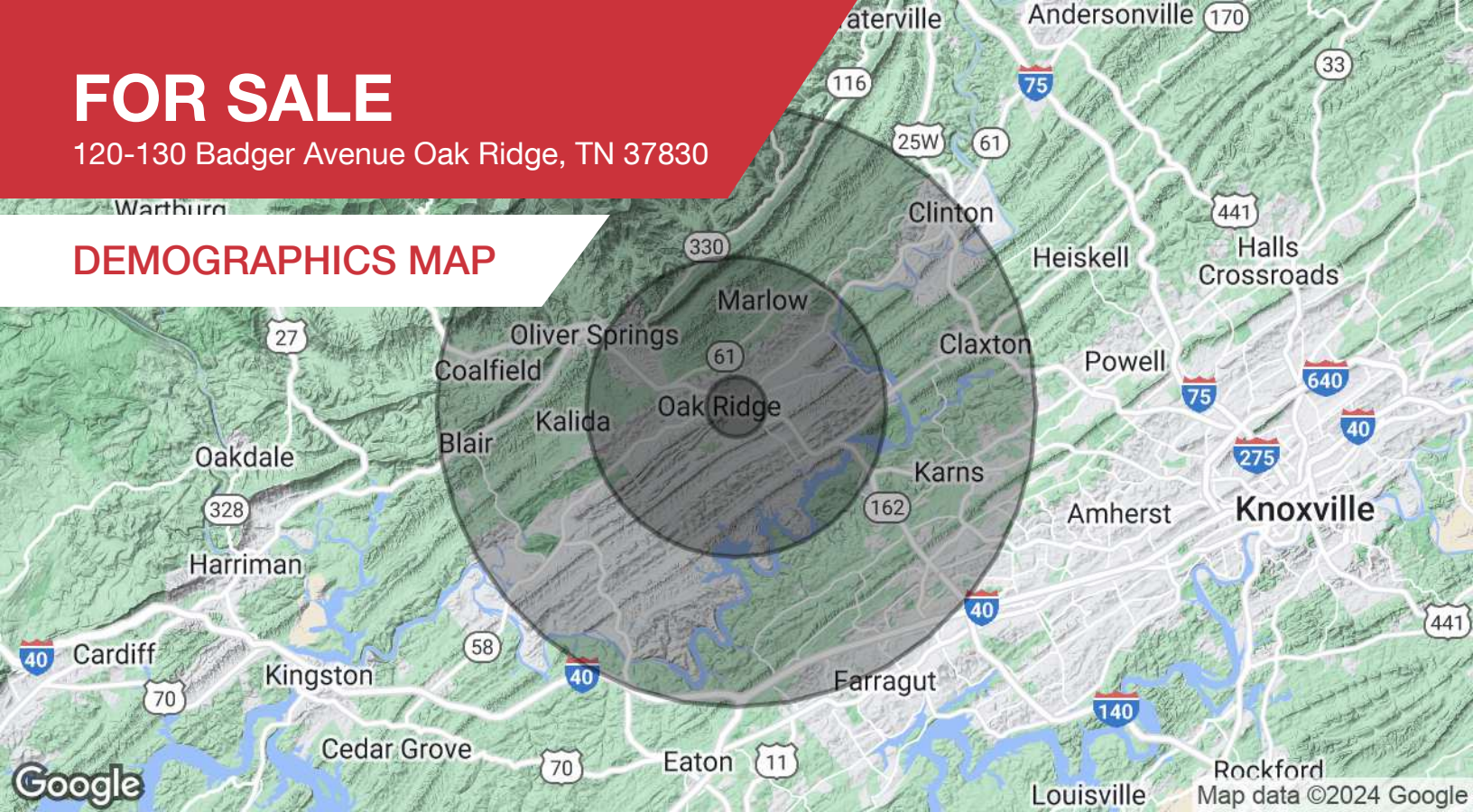


Caption 1

FOR SALE

120-130 Badger Avenue Oak Ridge, TN 37830

DEMOGRAPHICS MAP



Population	1 Mile	5 Miles	10 Miles
Total population	2,948	34,828	87,000
Median age	37.1	42.1	42.3
Median age (male)	33.2	40.3	41.0
Median age (Female)	40.9	44.5	43.8
Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,313	15,124	35,408
# of persons per HH	2.2	2.3	2.5
Average HH income	\$48,148	\$63,391	\$70,886
Average house value	\$94,424	\$156,541	\$205,532

* Demographic data derived from 2020 ACS - US Census