

Lake Front Space

4,579 SF Restaurant/Office



316 West Race St

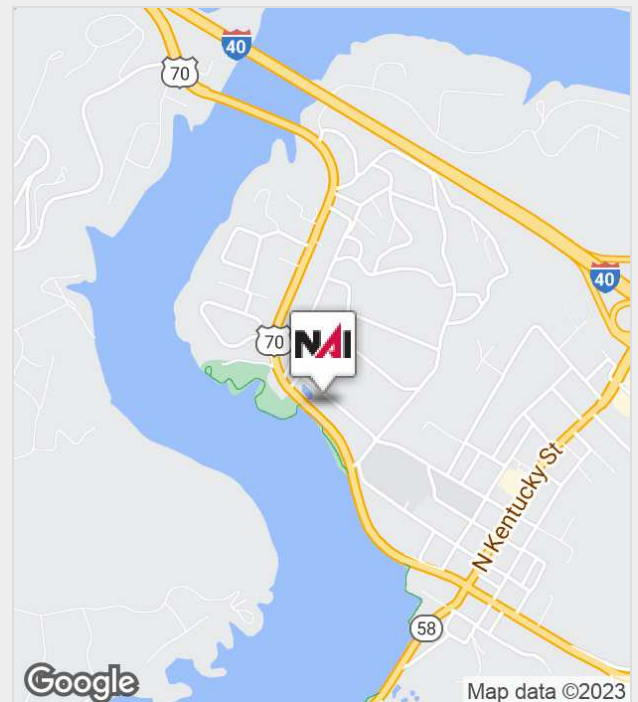
Kingston, Tennessee 37763

Property Features

- Kingston waterfront
- High visibility
- Lake access
- Ample parking
- Large patio and deck overlooking the water
- In the heart of Roane County's Lake Country
- In proximity to waterfront park and high school
- Longtime history within the community
- Priced to sell

Sale Price

\$525,000



For more information:

Michael Moore

+1 865 531 6400 • mmoore@koellamoore.com

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NAI Koella | RM Moore
255 N Peters Road, Suite 101
+1 865 531 6400
www.koellamoore.com

For Sale

Kingston Waterfront Restaurant/Office Opportunity



Property Summary

Sale Price:	\$525,000
Lot Size:	1.01 Acres
Building Size:	4,579 SF
Year Built:	1900
Renovated:	2008
Zoning:	Kingston C-2
Market:	Knox
Sub Market:	Kingston
Cross Streets:	Hwy 70 and I-40

Property Overview

This is an opportunity to acquire a unique building with a rich past. It sits on just over an acre on the banks of the Clinch River, with the city riverfront park and boat launch immediately adjacent. The most recent use was as a waterfront bar and grill. Prior history includes Kingston's first boat dealership, a B&B and also was a travelers rest on Tennessee's first state highway prior to interstate construction.

A charming exterior, visibility, parking and priced with a users remodeling in mind further highlight this property. Ideal uses would be further restaurant use, medical or dental practices, office type uses with high parking and visibility needs or a B&B.

Location Overview

Stately property in unmatched location on knoll overlooking Watts Bar Lake. In past years, this property served as a successful B and B. Following extensive renovations and systems updating in recent years, it's been a popular restaurant and pub.

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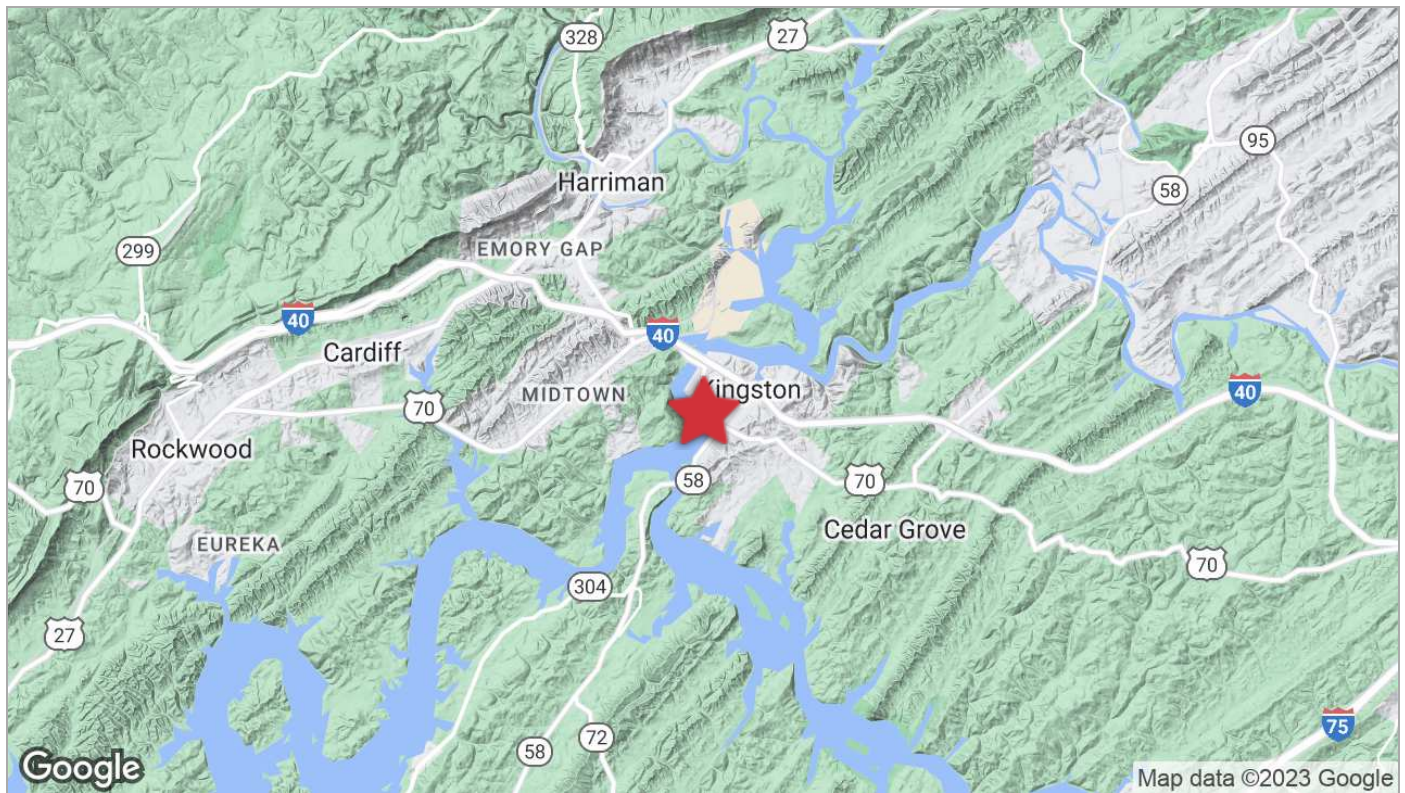
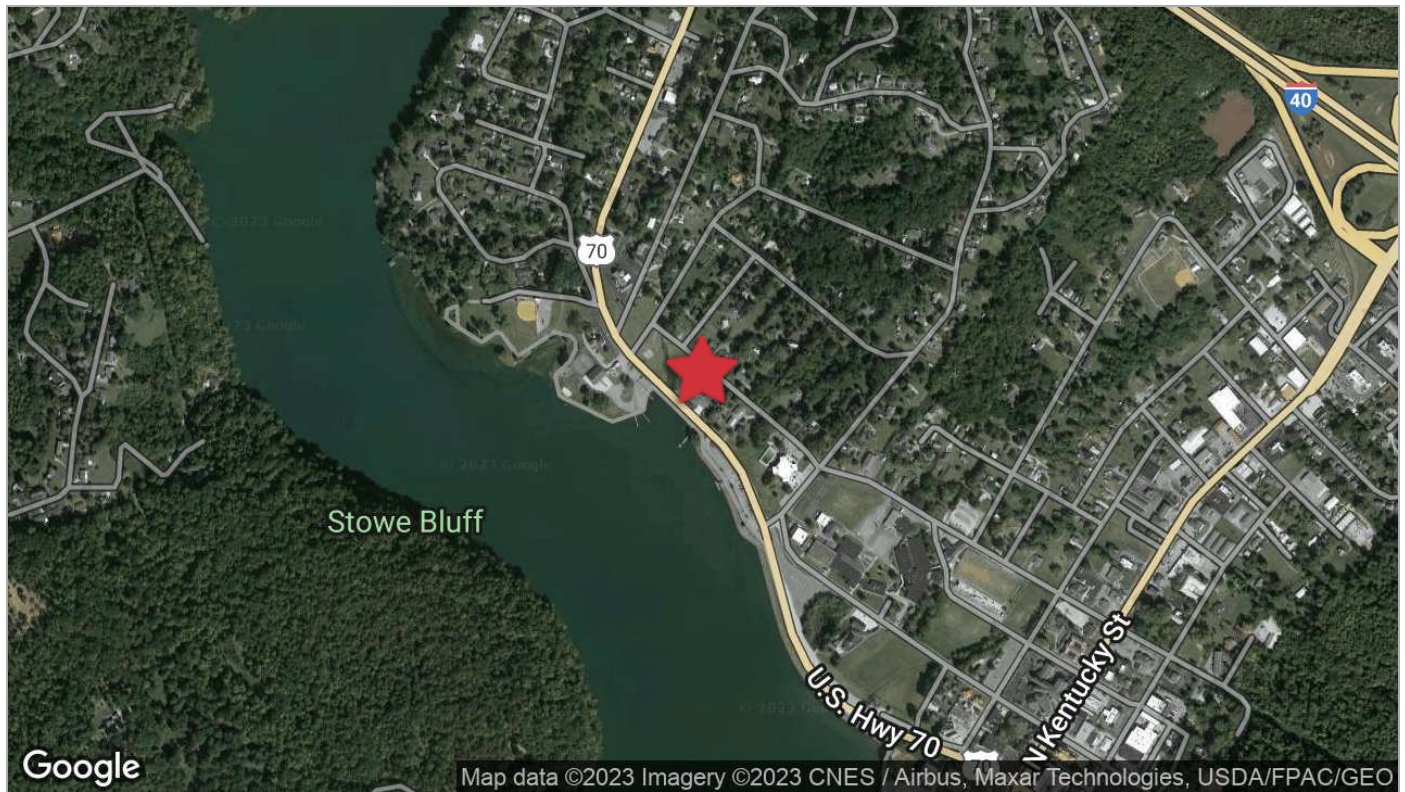
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About NAI Koella | RM Moore

NAI Koella | RM Moore is an organization of professionally trained brokers with international reach and local expertise in commercial real estate. NAI Koella | RM Moore has been providing full-service commercial real estate brokerage support to middle and East Tennessee since 1983.

Our business is enhanced by access to world-renown data investment analysis, creative financial counseling, property management expertise and ties to international, regional and local organizations that allow us to reach a wide range of markets.

Using knowledge gained from years of commercial real estate work, the brokers of NAI Koella | RM Moore have developed in-depth experience in the following areas of commercial real estate: industrial, office, retail, investment, multi-family, hospitality, and land. Our consulting and property management services provide additional benefits to our clients.

Our advisors strive for excellence in service and reputation. Through affiliations with national and international groups such as New America International (NAI), Certified Commercial Investment Members (CCIM), Society of Industrial and Office Realtors (SIOR), the Royal Institution of Chartered Surveyors (RICS), and The Counselors of Real Estate (CRE), we are able to offer extensive information about the region and provide the latest industry information.

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Agent Profile



Michael Moore

Senior Advisor

NAI Koella | RM Moore

TN #324982

o +1 865 531 6400

c +1 865 221 9442

mmoore@koellamoore.com

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

Memberships & Affiliations

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997