

For Sale

Hospitality Offering

10,800 SF | \$500,000



For Sale

602 East Parkway

10,800 SF | \$500,000

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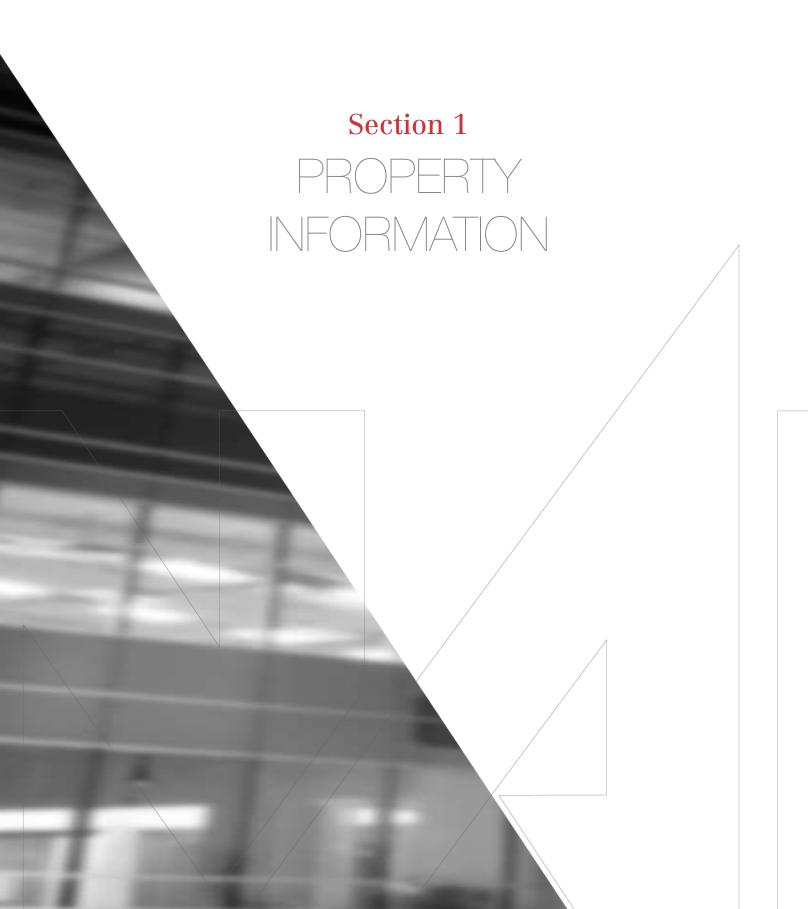
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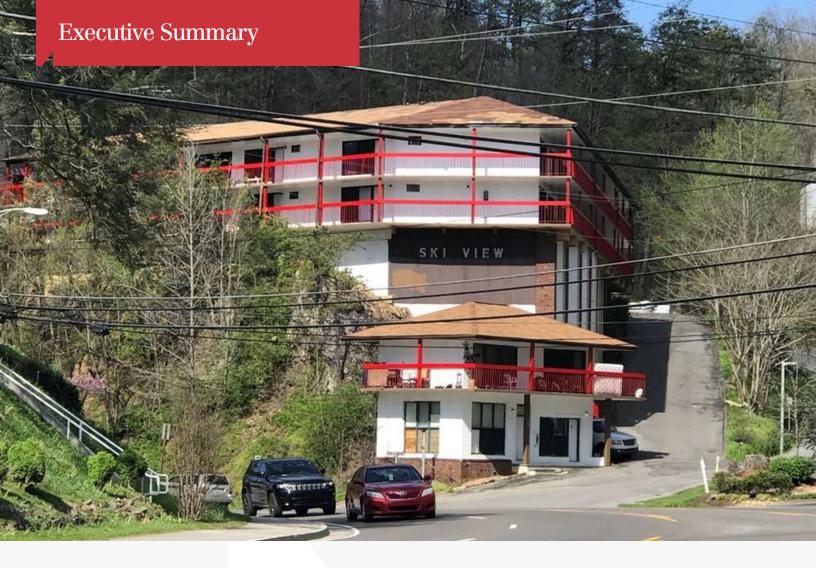
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Gatlinburg, Tennessee 37738





\$500,000 SALE PRICE:

GROSS REVENUE: \$193,702

LOT SIZE: 1.71 Acres

BUILDING SIZE: 10,800 SF

YEAR BUILT: 1965

ZONING: C-2

Knoxville-Morristown-MARKET:

Sevierville CSA

SUB MARKET: Gatlinburg

Property Highlights

- Unique design & visual appeal
- Mountain views
- · Located about 0.75-mile from Parkway (US 441) and Gatlinburg's main tourist area





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Property Description





Property Overview

Ski View Motel, formerly a tourist market motel, is a 33room two-story motel property that in recent years has been operated as a weekly residential rental facility. The building is situated on an elevated site, affording some beautiful mountain views.

The property has some deferred maintenance and will require substantial renovation to return it to a competitive use as a tourist-market motel.

Location Overview

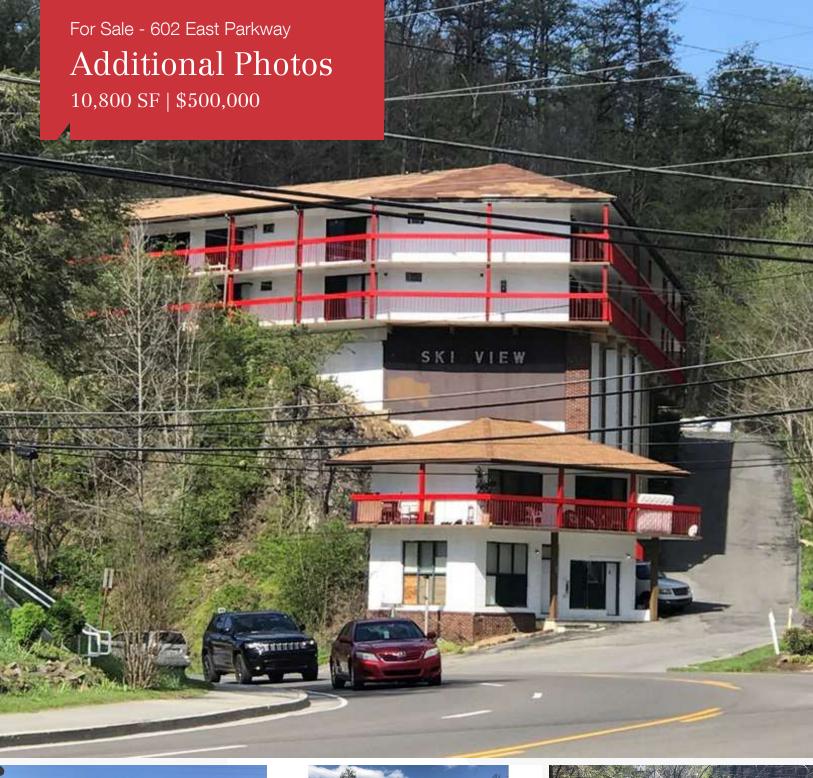
Ski View Motel is located at the intersection of East Parkway (US 321) and Rattlesnake Hollow Road, within the city limits of Gatlinburg, Tennessee. Gatlinburg is a mountain resort city and the gateway city to Great Smoky Mountains National Park.



















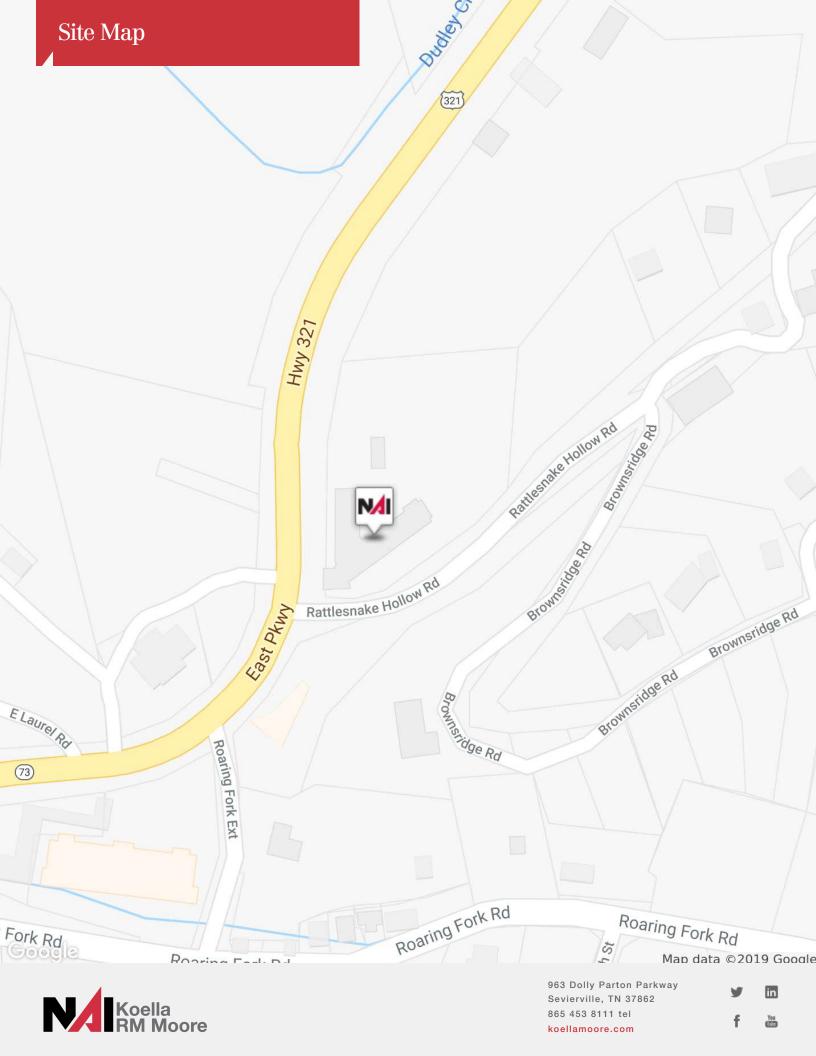








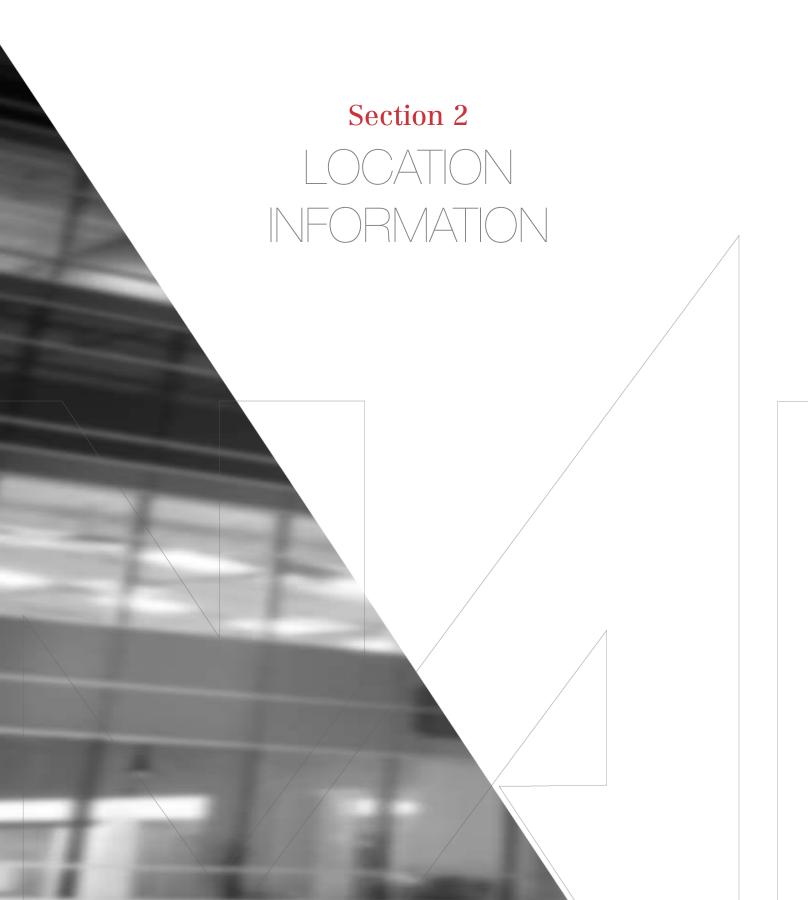


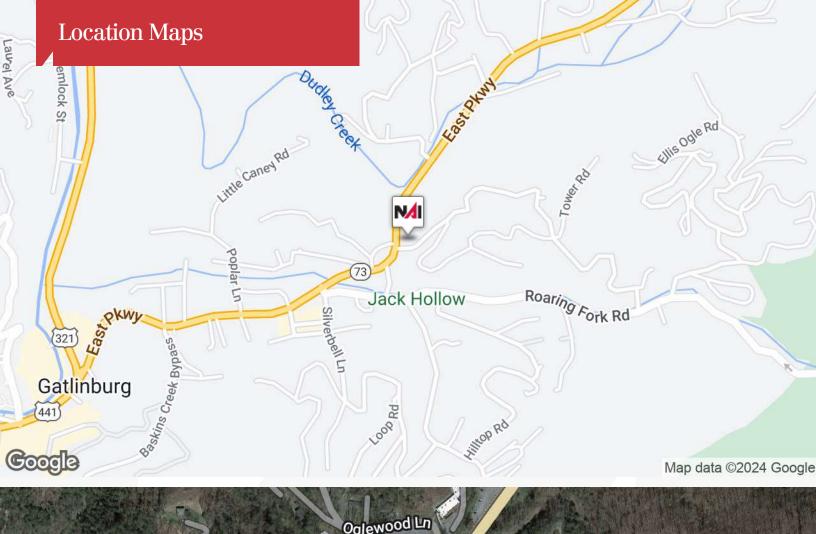


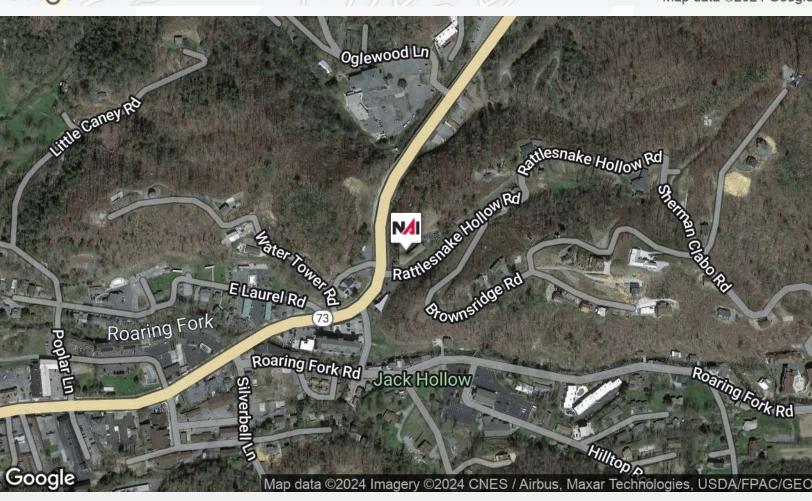




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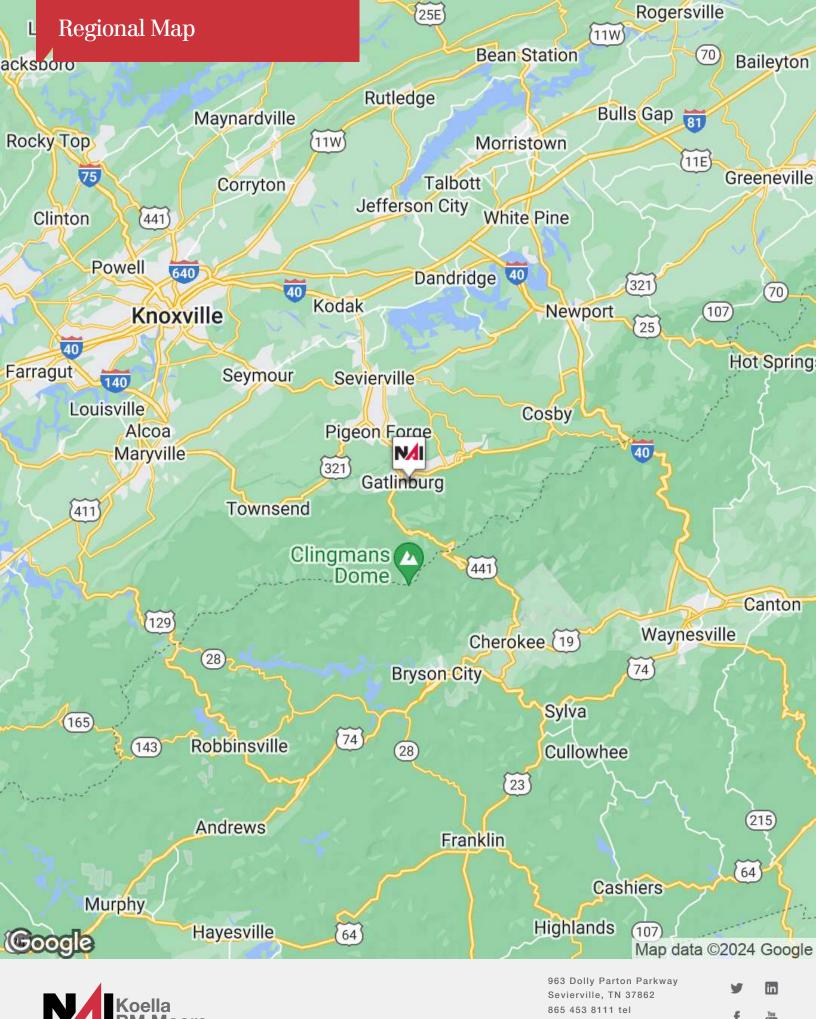








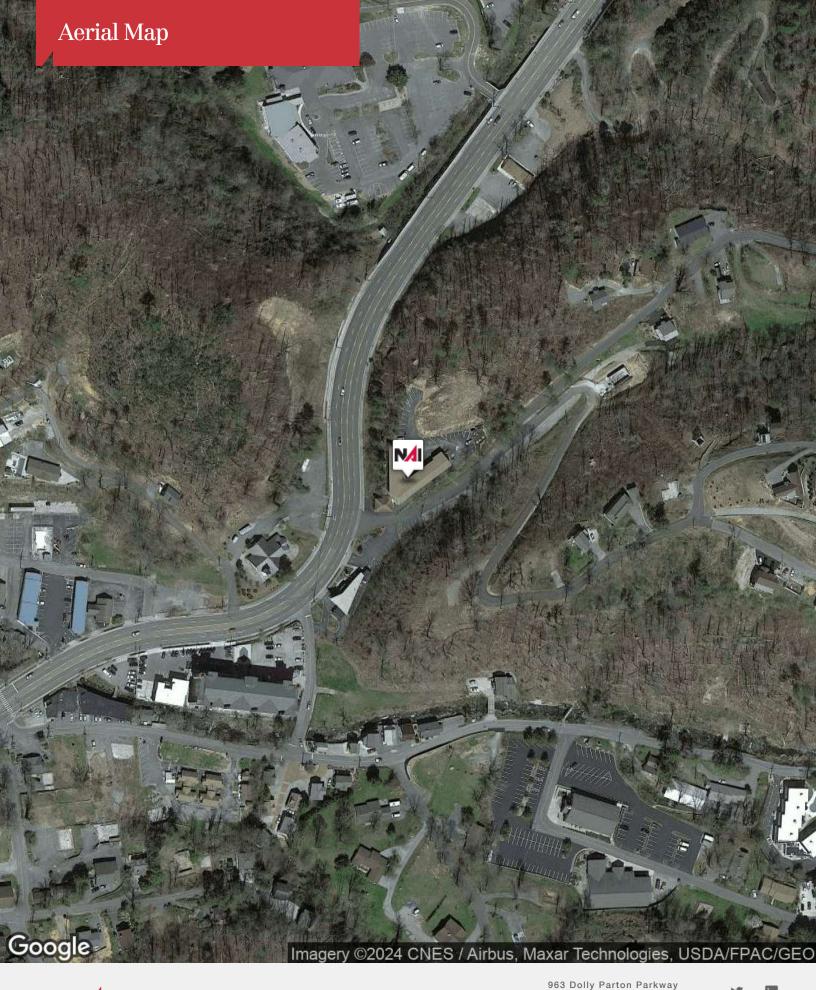




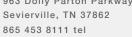


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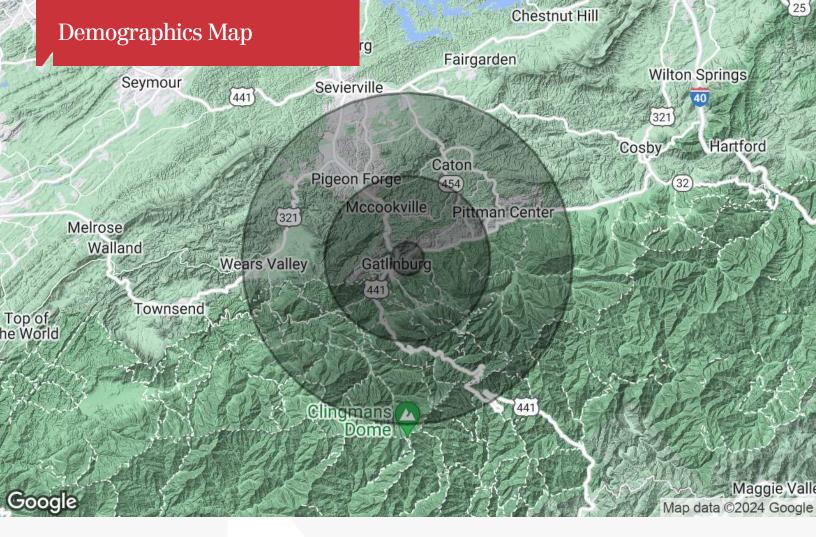


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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	600	8,962	32,223
MEDIAN AGE	48.0	45.6	41.7
MEDIAN AGE (MALE)	48.9	46.6	41.5
MEDIAN AGE (FEMALE)	47.6	45.1	42.9
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	312	4,263	14,539
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$46,758	\$50,740	\$52,351
AVERAGE HOUSE VALUE	\$202,993	\$217,918	\$218,285
Race	1 Mile	5 Miles	10 Miles
% WHITE	95.1%	96.2%	96.3%
% BLACK	0.0%	0.1%	1.1%
% ASIAN	2.8%	1.5%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.2%	0.1%
% OTHER	1.5%	2.0%	1.2%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	5.5%	6.6%	6.3%















Financial Summary

Investment Overview	SKI VIEW MOTEL
Price	\$500,000
Number of Units	33
Price per Room	\$15,151
Approximate Square Footage	10,800
Price per Square Footage	\$46
Operating Data	SKI VIEW MOTEL
Gross Operating Income-2016	\$193,702













Gatlinburg, Tennessee 37738



Agent Profile & Contact 1



David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

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Memberships & Affiliations

Certified Commercial Investment Member (CCIM) National Association of Realtors (NAR) Tennessee Association of Realtors (TAR)

Education

United States Naval Academy, Annapolis, Maryland, 1975 (B.S., International Security Affairs)

Professional Background

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.







