



— AUCTION

1720 KING CIR., MARYVILLE, TN
TUESDAY, DECEMBER 13 @6PM ET
ONLINE INTERNET BIDDING ONLY

- Commercial Office Building with Oversized Garage
- 3,634 sq. ft +/-
- 2 Stories
- Lot 31R1 is .38+/- acre
- Lot 31R2 is .38+/- acre
- Total of .755+/- acre; 32,910+/- sq. ft. lot
- PRIME LOCATION!!



PAIGE HOLT
AUCTIONEER - REALTOR

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PRIME LOCATION

Excellent Opportunity

REGISTER TODAY TO BID



ABOUT THE PROPERTY

- MAIN LEVEL: (4) Offices, Bullpen Area, Kitchen/Breakroom, Reception Entry Area, (2) Bathrooms (1) with shower, Garage.
- UPPER LEVEL: (1) Office, Conference Room, Server Room, Storage Room
- Approx. 205+/- Road Frontage on King Circle

PROPERTY FEATURES

- New Paint Approx. 1 Yr. ago
- (2) HVAC units replaced in 2018
- Oversized Garage
- Zoned: S
- Brick Exterior
- Partially Fenced
- Large Lot
- High speed fiber



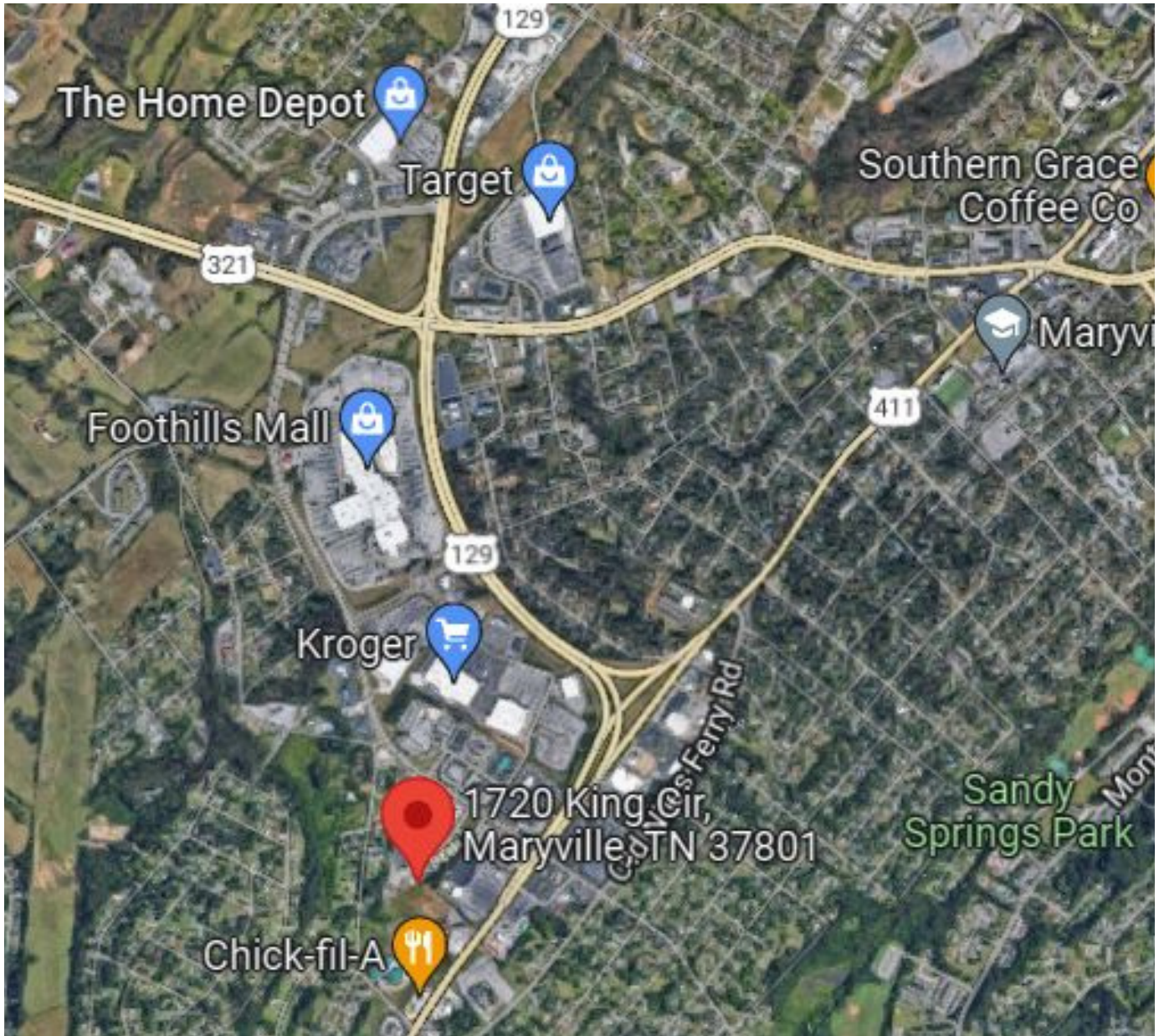
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423-702-6287



This property is in close proximity to big box stores, department stores, and Foothills Mall is located a short distance from this property, as well as service oriented storefronts, and storage facilities.

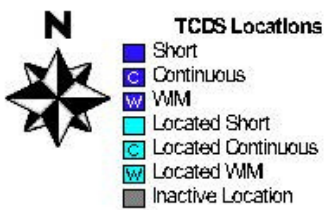
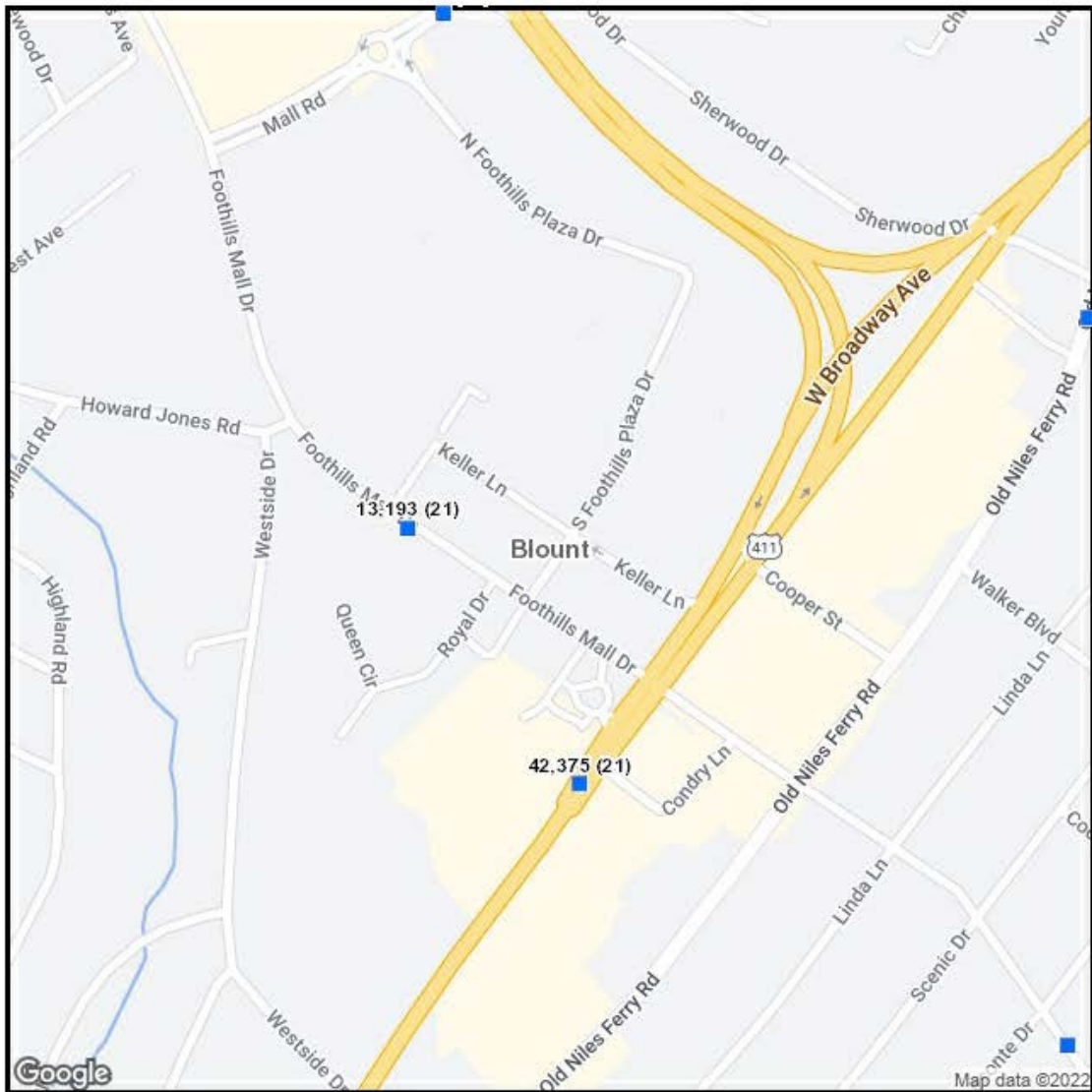
Just off the main intersection of Foothills Mall Dr. and Hwy 411 this location provides for easy access with over 250+ feet of road frontage on King Circle, the cul-de-sac style road allows for fluid movement of larger vehicles.

Located in the County.

Truly a great opportunity to bid on and buy this exceptional property in a prime location!



Annual Average Daily Traffic (AADT) Map



11/30/2022

LOCATION

Property Address	1720 King Cir Maryville, TN 37801-5530
Subdivision	Royal Hts
County	Blount County, TN

PROPERTY SUMMARY

Property Type	County Exempt
Land Use	Rental
Improvement Type	Rental
Square Feet	3000

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	068CA 009.11
Special Int	000
Alternate Parcel ID	
Land Map	068B
District/Ward	19
2020 Census Trct/Blk	112.02/1
Assessor Roll Year	2022



CURRENT OWNER

Name	County Blount Public Building Authority
Mailing Address	341 Court St Maryville, TN 37804-5906

SCHOOL ZONE INFORMATION

Fairview Elementary School	1.4 mi
Primary Middle: Pre K to 8	Distance
William Blount High School	2.2 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 11/21/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/5/2005	\$345,128	Public Building Authority Of Blount County		Warranty Deed		2079/1758
10/30/2003		Lamon J Randal & Steven R McDaniel			3	690/458

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022		
Appraised Land	\$66,500	Assessed Land		Blount	2.47
Appraised Improvements	\$215,200	Assessed Improvements			
Total Tax Appraisal	\$281,700	Total Assessment			
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Rental	Condition	Average	Units
Year Built	2005	Effective Year	2005	Stories 1
BRs		Baths	F H	Rooms
Total Sq. Ft.	3,000			
Building Square Feet (Living Space)			Building Square Feet (Other)	
Base 3000				

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Slab On Grade	Air Conditioning	Cooling Split
Exterior Wall	Common Brick	Heat Type	Heat Split
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	6

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	7793	2005	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Rental	Lot Dimensions
Block/Lot	/31R1	Lot Square Feet 16,553
Latitude/Longitude	35.736324°/-83.995072°	Acreage 0.38

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	
Sewer Source	Public This property is currently on septic	Special School District 1	
Zoning Code	S	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Royal Hts	Plat Book/Page	2199B/
Block/Lot	/31R1	District/Ward	19
Description	Blount Co Drug Task Force		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff.
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Date

X Minimal

Area of minimal flood hazard, usually depicted on FIRMs as 47009C0251C above the 500-year flood level.

09/19/2007



GENERAL TERMS AND CONDITIONS
FOR FULL TERMS AND CONDITIONS VISIT WEBSITE
SOLDONCOMPASS.COM

Each bid constitutes and offer on the property. The auction is subject to owners acceptance and confirmation of offer.

Closing date would be with Blount Title on or before 1/13/23

******Special Stipulation: Pre-Determined Lease Agreement (2 parts, up to 24 months)******

Following the purchase of this property, the buyer will enter into a 12 month lease agreement with Blount County to remain in the premises. This lease agreement is valued at \$4,000 a month, or \$48,000 for the lease agreement. While bidding, take into consideration that there will be no lease payments during the first period (12 months), so bids should be factored in accordingly. Blount County would assume the cost for all electricity, water, fiber, etc. for the duration of occupancy as detailed in the lease agreement.

Second part of the lease agreement will be done on a month to month basis (not to exceed 12 months) at \$4,000 a month with all electricity, water, fiber, etc cost assumed by the county.

****Official Lease Agreement to be finalized between the buyer and Blount County, before the closing date. Lease agreement would then be fully executed at closing****

*****Compass Auctions & Real Estate LLC does not assume any responsibility or involvement in the language or perfection of the lease agreement*****

BUYERS PREMIUM: 10%

PAYMENT: \$20,000.00 Earnest money deposit due in full within 24 hours of auction.

Buyers should complete their own due diligence. Sources provided believed to be reliable but not guaranteed.

Property is being sold "As-Is" with any and all faults subject to all covenants and restrictions. There are NO warranties expressed or implied by Compass Auctions & Real Estate LLC or by the seller. The properties offered in this auction do not have surveys, title searches, or appraisals. Buyer responsible for verifying square footage, acreage, zoning regulations, and any and all other pertinent information deemed relevant by the prospective buyer. Lines and areas displayed are for showing the general area of the property and are for reference only and not guaranteed to be accurate. Buyer shall be responsible to conduct any and all inspections buyer deems necessary at buyer's expense prior to the auction date. There are NO Contingencies to this sale. Announcements made day of sale take precedence over previous advertising.

We highly recommend completing bidder registration at least 24 hours in advance of the auction to ensure bidders are approved in time for the auction.

This is a consolidated terms and conditions view.

To view all terms and conditions in this auction see them online SoldonCompass.com



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AUCTIONS & REAL ESTATE

- Register to bid: SoldonCompass.com
- For registration or bidding assistance: 800.729.6466
- Question about this auction.
 - Auctioneer/Realtor:
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