

WATAUGA AVE OFFICE BUILDING

301 West Watauga Avenue
Johnson City, TN 37604

Location

At the intersection of West Watauga Avenue and Montgomery Street in central Johnson City

Available for Sale

2,288 SF office building
\$175,000

Highlights

2 covered entrances, reception/waiting area, 2 offices, 2 restrooms, break area, large open area and conference room

Rooftop HVAC

Heat and water heater are on natural gas

Private parking lot with 9 parking spaces

Less than a mile from I-26, exit 22

Proximal to Downtown Johnson City

Approx. 1.5 miles from East Tennessee State University

Convenient to all of Johnson City

Zoned B-3

Traffic Counts

W Watauga Ave: 6,140 (2018)

Demographics

(2019 Est.)	3 mile	5 mile	10 mile
Population	49,402	77,264	155,063
Median HH Income	\$33,228	\$38,037	\$41,814
Median Age	37.6	39.4	42.0

Contact

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Affiliate Broker

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www.mitchcox.com



★ Subject

Downtown
Johnson City

EXIT
23

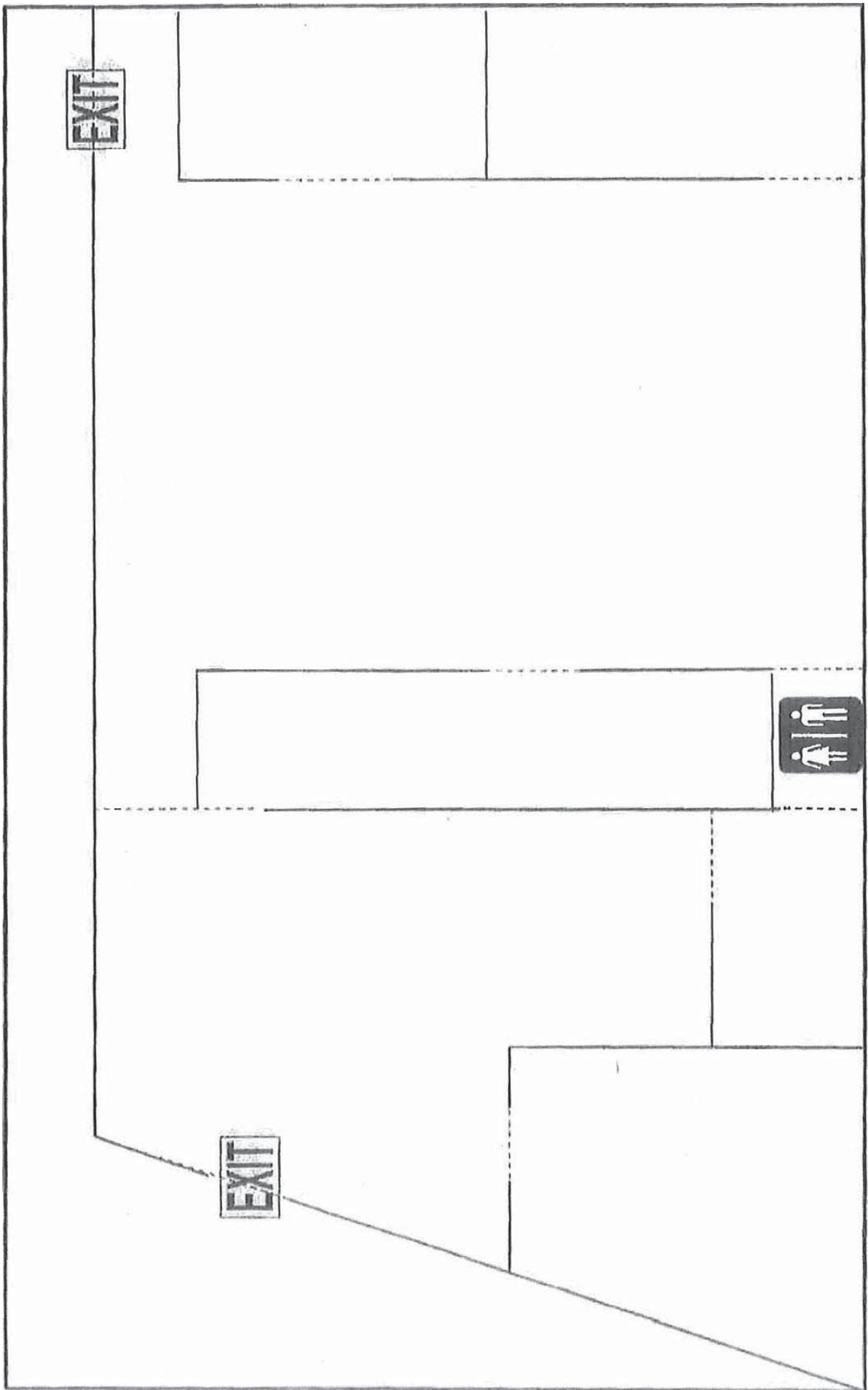
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Walnut St

W State of Franklin Rd

University Pkwy







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