



- ♦ Approximately 67' x 123'
- ♦ Highway 411/ Highway 33 Frontage
- ♦ Located near Highway 30/ Highway 411 Intersection

Former Walgreens Building

856 Tennessee Avenue Etowah, TN 37331

Contact: Keith Widmer
865-777-0000 Office
keithwidmer@sigreusa.com

Contact: Nick Widmer
865-567-4237 Cell
nickwidmer@sigreusa.com

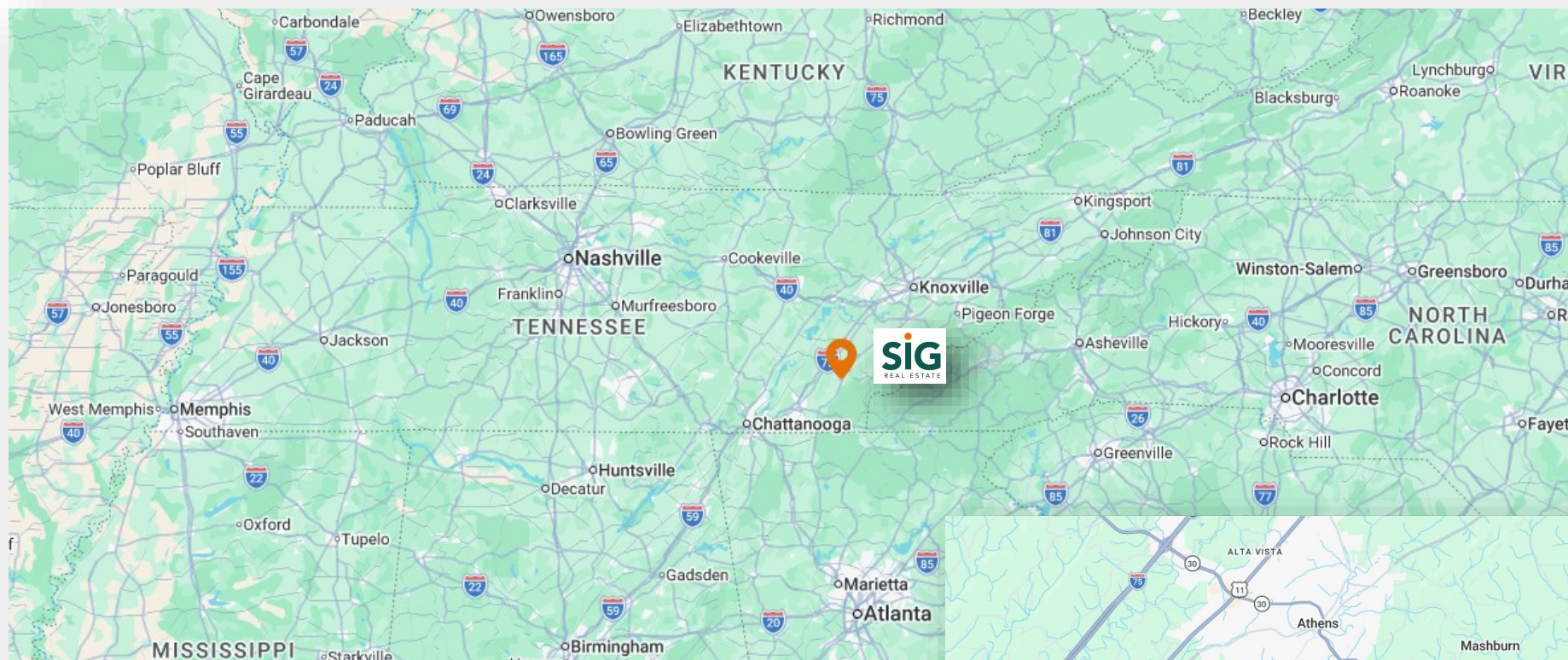
Contact: Ed Thompson
865-599-3320 Cell
edthompson@sigreusa.com

SIGREUSA.COM
4823 Old Kingston Pike | Suite 130
Knoxville, TN 37919

For Sale

Retail

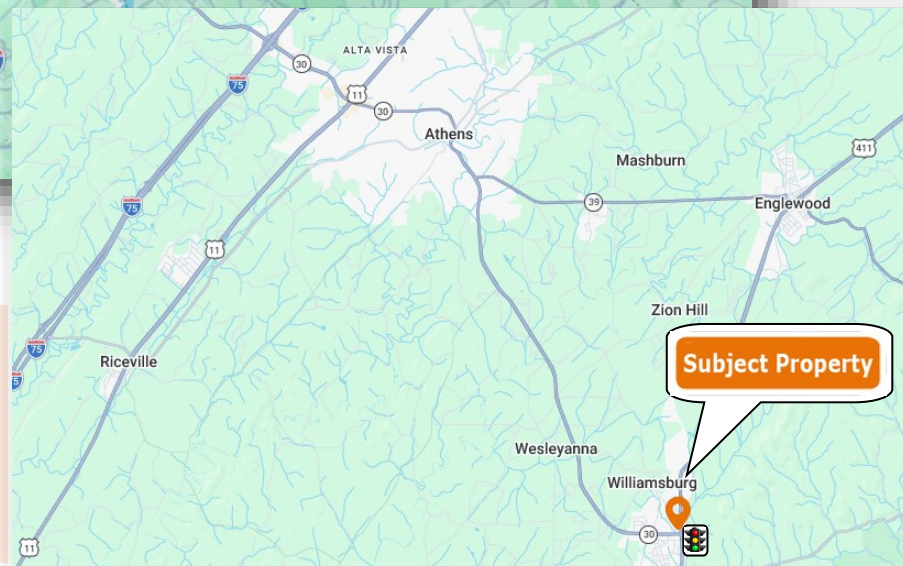
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Location Information

- ♦ Located (11) miles from Athens Exit 49 I-75
- ♦ Located (63) miles from Chattanooga, TN
- ♦ Located (67) miles from Knoxville, TN

Coordinates: 35.341860° / -84.521135° [Link to Google Map](#)



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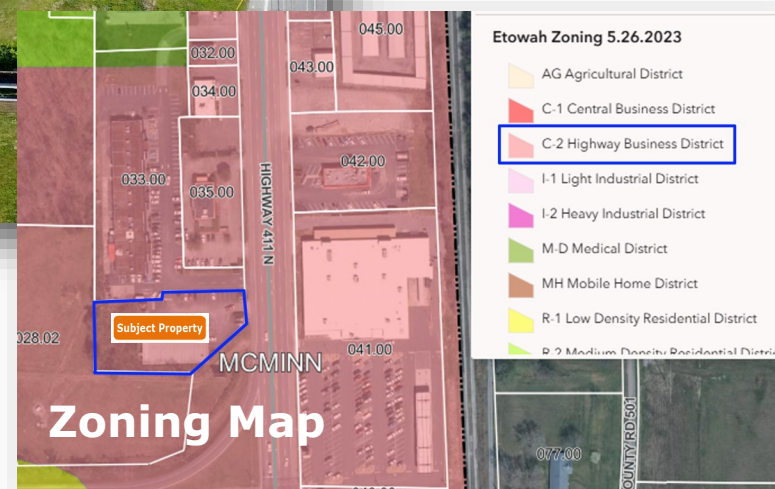


Highway 411 / 33

Map Reference Only

Property Information

- ◆ Zoning C-2 - Highway Business District
- ◆ City Limits of Etowah
- ◆ (31) Parking Spaces *(including (2) Handicap Spaces)*



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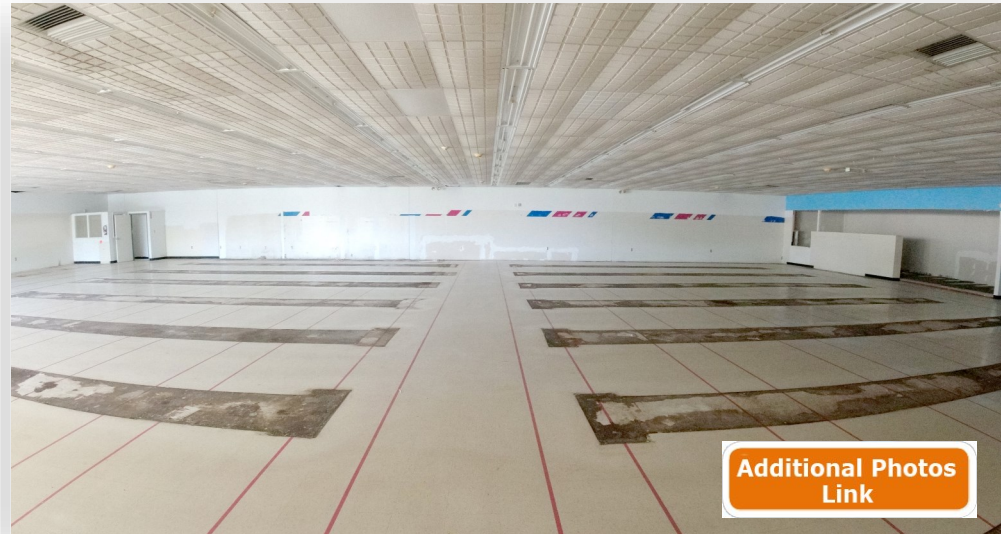
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Entrance to Retail Area



[Additional Photos Link](#)

Retail Area

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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