



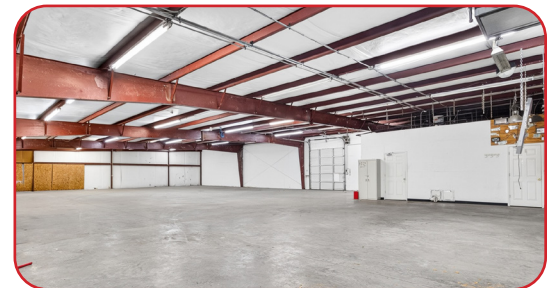
Prime Commercial Property

ONLINE ONLY ABSOLUTE AUCTION

ENDS: TUESDAY • SEPTEMBER 15 • 10 AM

250 S. Jefferson Ave. • Cookeville, TN 38501

ONSITE PREVIEW
TUESDAY • SEPT 1
4 - 6 PM



Incredible commercial opportunity located just off South Jefferson Avenue in thriving Cookeville, TN! With approximately 27,000 square feet of building space and 2.06 acres of land, this property offers limitless potential. The flexible zoning makes it ideal for a wide range of uses—whether you're looking to develop retail, office, warehouse, light industrial, or a mixed-use facility, this location supports it all. Positioned near one of Cookeville's busiest commercial corridors, the site offers excellent visibility and accessibility, making it perfect for businesses looking to grow or invest in the area's expanding market. Ample on-site parking, room for expansion, and strong area demographics enhance the value. Don't miss your chance to own a highly versatile property in one of Tennessee's fastest-growing cities!

Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Pro Rate 2026 Taxes. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising.



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