



FOR SALE

COMMERCIAL BUILDING
3,300 SQ FT

2202 Walker Tanner Rd.
Union City, TN 38261

(731)446-8872

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B-2 DISTRICT PERMITS:

1. Retail sales: automobile sales; bakery and dairy products, drugs and pharmaceuticals; florist shops; gift shops; book stores; newspaper stand; groceries; hardware; boats and boating equipment; sporting goods; mobile home sales; paint and wallpaper; agricultural implements; furniture; household appliances; floor covering and draperies; and nursery and greenhouse.
2. Services: automobile repair; animal hospital or veterinarian clinic; bus passenger station; taxi station; commercial recreation; banks; savings and loan associations; barber shops; beauty shops; funeral home; automobile service station; car washes; laundry and dry cleaning establishments; business and professional offices; radio and television sale and service; shoe repair; motels and hotels; restaurants; day care centers; family day care homes; group day care homes; and personal mini-storage or mini-warehousing.
3. Churches; and, federal, state, and municipal uses.
4. Signs as permitted by Section 11-1405.
5. Lodge hall or private club.
6. Any accessory use or building customarily incidental to the above permitted uses.



BUILDING FEATURES

This spacious 30' x 110' commercial building offers endless possibilities for a wide range of businesses. Located in a high-traffic area with excellent accessibility, this property is perfect for retail, manufacturing, warehousing, or any commercial venture.

FEATURES

30 feet x 110 feet of versatile space, ideal for customization to suit your specific needs. Currently used as a clean and well-maintained precision machine shop specializing in small, detailed work. The business can be sold as Turnkey Commercial Machine Shop. While the equipment will likely be auctioned, the property will provide a blank slate for the new owner to customize for their business.

PRIME LOCATION

Conveniently located near Highway 69, Highway 51, and the soon-to-be-completed Highway 45, ensuring excellent connectivity. Positioned just minutes from Union City's downtown area, making it a strategic spot for attracting customers or clients. With Union City recently approving the sale of liquor, this property is perfect for a large liquor store, retail space, or similar business opportunity.

OPPORTUNITIES

Ideal for precision manufacturing, retail, warehousing, distribution, or any business needing ample space and visibility. The building's layout and location make it flexible for nearly any commercial use. This is your chance to own a high-potential property in Union City, Tennessee, a community experiencing growth and new opportunities. Whether you're starting a new venture or expanding your operations, this property is ready to meet your needs.