

Johannsen Metal Fabrication property includes home,
office, 3 shops, and business located in Warren County,
TN
5120 Beersheba Hwy
McMinnville, TN 37110

\$1,250,000
11.250± Acres
Warren County



**Johannsen Metal Fabrication property includes home, office, 3 shops, and business located in Warren County, TN
McMinnville, TN / Warren County**

SUMMARY

Address

5120 Beersheba Hwy

City, State Zip

McMinnville, TN 37110

County

Warren County

Type

Residential Property, Commercial, Timberland, Business
Opportunity

Latitude / Longitude

35.631743 / -85.713431

Dwelling Square Feet

1375

Bedrooms / Bathrooms

2 / 1

Acreage

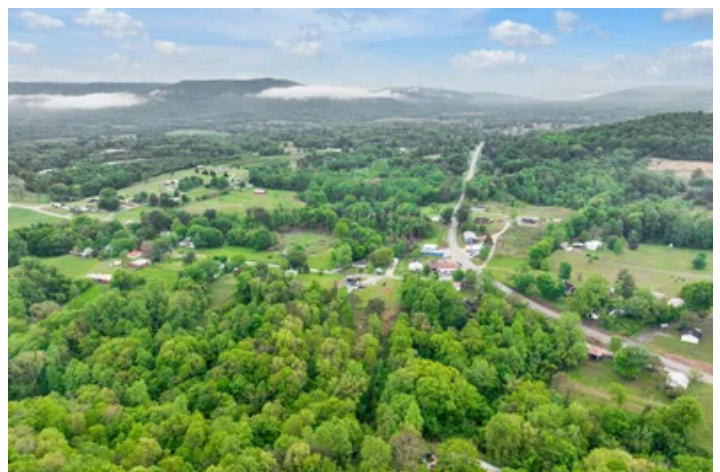
11.250

Price

\$1,250,000

Property Website

<https://www.mossyoakproperties.com/property/johannsen-metal-fabrication-property-includes-home-office-3-shops-and-business-located-in-warren-county-tn-warren-tennessee/39848/>



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PROPERTY DESCRIPTION

This property is known as Johannsen Metal Fabrication. This is an excellent business opportunity and great property located minutes from McMinnville, TN. This sales package includes the following:

-Machine Shop Building 24'X68' Metal Frame building on concrete slab

-Sheet Metal Shop 40' X 50' Metal Frame building on concrete slab, 3 phase power

-Fab Shop 30' X 80' Block building on concrete slab, 3 phase power

-Office/ Apartment 30' X 40' Stained concrete floor, HVAC, Stainless Steel Countertops with newer appliances.

-House 1375 Square ft. 2 bedroom, one bath. Large laundry room, formal dining room or third bedroom, Fairly new HVAC and Roof. HVAC serviced regularly.

-Out building at house 40'X 60' (40' X 30' inclosed)

Great geographic location, centrally located between Nashville and Chattanooga. 1.5 hours from Knoxville, 45 min from Murfreesboro, 1.5 hours to Nashville, 1.5 hours to Chattanooga, 5 min from downtown McMinnville, 15 min from Rock Island State Park, 35 Min to Fall Creek Falls state Park, 15 min to Beersheba Springs, Great road frontage for any sales opportunities, good access for large deliveries, Well established business in a growing field, unlimited opportunity in industry, Turn Key operation with equipment/ clientele base/ knowledgeable employees/ Extra land for expansion as well as other business opportunities. Great location for possible campground, great school district and community to be involved in.

Seller will help the new owner get up and going. If new owner wants input from the seller during the transition period the seller will be available for further support up to 1 year after purchase of business. The business is ready to go and run as is. All necessary tools, equipment, vehicles, and clientele are available and established.

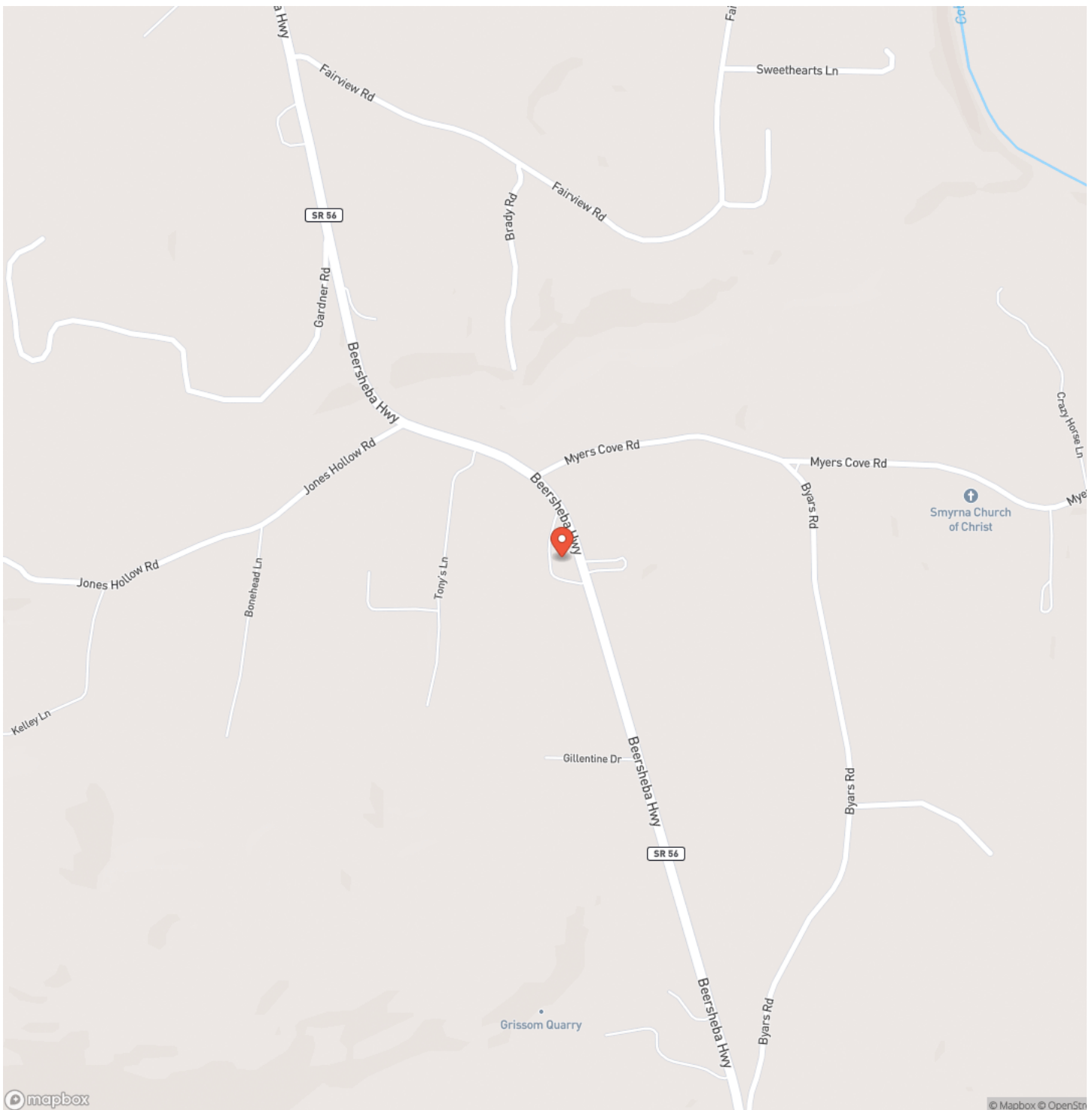
For additional information or to schedule a showing contact Josh Smith at [615-388-3091](tel:615-388-3091) or josh@mossyoakproperties.com



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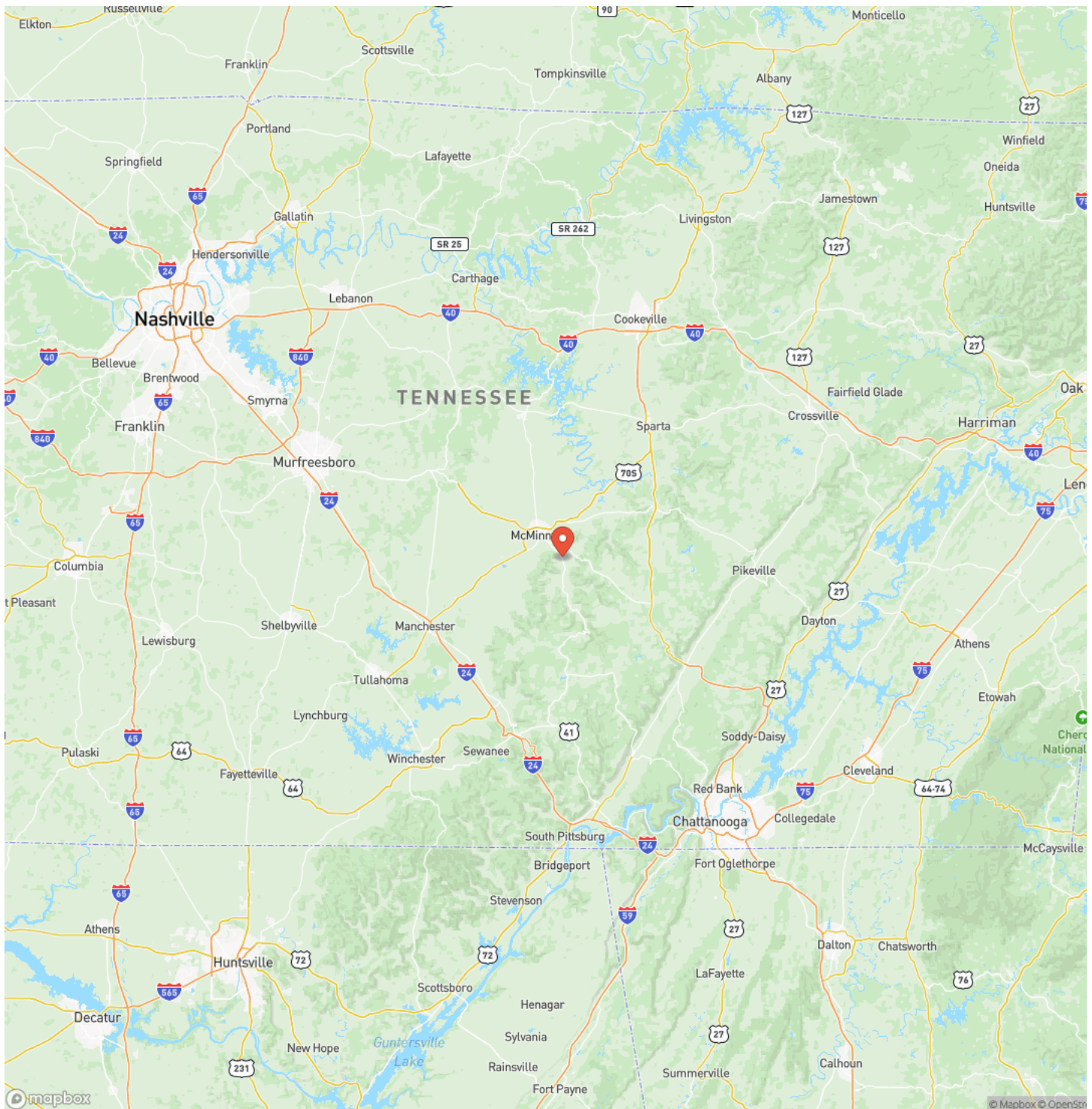


Locator Map



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McMinnville, TN / Warren County

Locator Map



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Satellite Map



**Johannsen Metal Fabrication property includes home, office, 3 shops, and business located in Warren County, TN
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LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Smith

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City / State / Zip

Franklin, TN 37204

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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