



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

5085 HIGHWAY 11
CALHOUN | MC MINN COUNTY, TN
\$429,000



OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

5085 HIGHWAY 11

PROPERTY PROFILE

LOCATION:

- 5085 US-11
Calhoun, TN 37309
- McMinn County
- 1.5± Miles N of
the Hiwassee River
- 11± Miles NW of Cleveland
- 46± Miles NW of Chattanooga
- 72± Miles SW of Knoxville

COORDINATES:

- 35.3000719, -84.7503264

TAX INFORMATION:

- 2024 Tax Info: \$1,232.62
- Parcel 121 018.00
- Parcel 121 017.00

PROPERTY USE:

- Commercial
- Investment

PROPERTY INFORMATION:

- 0.51± Acre Lot
- Frontage on Highway 11
- 1,692± SqFt 2-Story Cabin
 - Showroom, Kitchen, Office Space
 - 1 Full Bathroom
 - Finished Attic for Office Space
 - Apartment with 1 Bedroom,
1 Bath & a Kitchen
- 2,800± SqFt, 25-Yard
Indoor Shooting Range
 - 6 Shooting Stations
 - Classroom and Office Space
 - 2 Half Bathrooms
 - Security Cameras



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ALEX TWEED

LAND SPECIALIST

C: 423-331-8186

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alex@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 5085 HIGHWAY 11

DISCOVER THE POTENTIAL AT 5085 US-11 IN CALHOUN, TENNESSEE! Whether you're a commercial investor looking to diversify your portfolio or a business owner in search of an ideal storefront, this unique commercial opportunity deserves your attention.

Situated off Highway 11, just a mile to the nearest boat dock on the beautiful Hiwassee River, this 0.51± acre McMinn County property is an exceptional commercial space brimming with opportunities. Since 1996, it has thrived as a successful gun store, featuring a 25-yard indoor shooting range and a dedicated classroom. Over the years, it has become a beloved staple in the community, welcoming thousands of patrons seeking hunting rifles, collectibles, or personal protection.

As you approach the property, you are greeted by the rustic charm of a lodge-style cabin, complete with a welcoming front porch, enhancing its warm appeal. Inside, the main level boasts a spacious open showroom, one private office room, a fully equipped kitchen, and a convenient full bathroom. The upper level features an additional office space that overlooks the showroom below.



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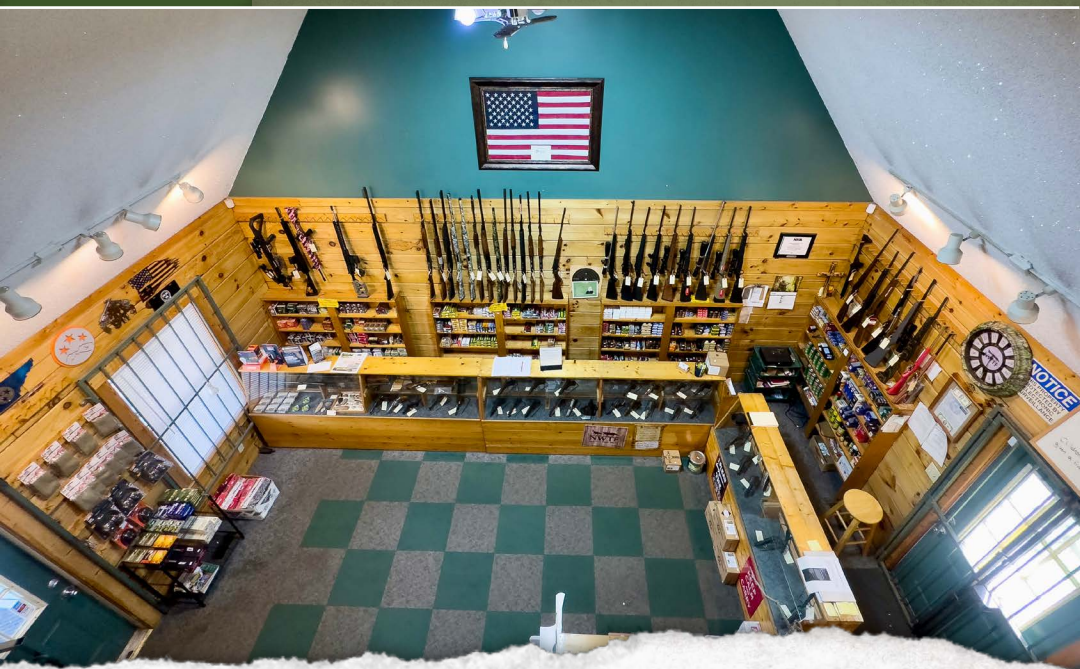
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MORE ABOUT 5085 HIGHWAY 11

Venture downstairs to discover a cozy apartment featuring one bedroom, one bath, and a kitchen. This space is currently leased, offering potential rental income. Step outside and follow the covered staircase down to a substantial 2,800± square foot shooting range facility, outfitted with security cameras for added peace of mind. The range is designed with six shooting stations and includes a centrally located office space and a classroom with two half bathrooms for convenience.

Whether you envision continuing its legacy as a gun store, launching a new business venture, or investing in a distinctive commercial property, this place is ready to meet your needs and exceed your expectations.

Call Alex Tweed today to unlock the incredible potential of this versatile commercial property!



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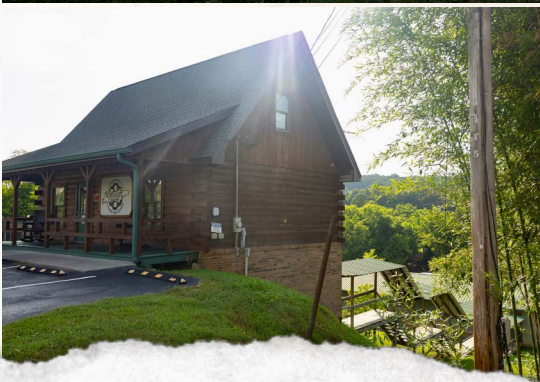
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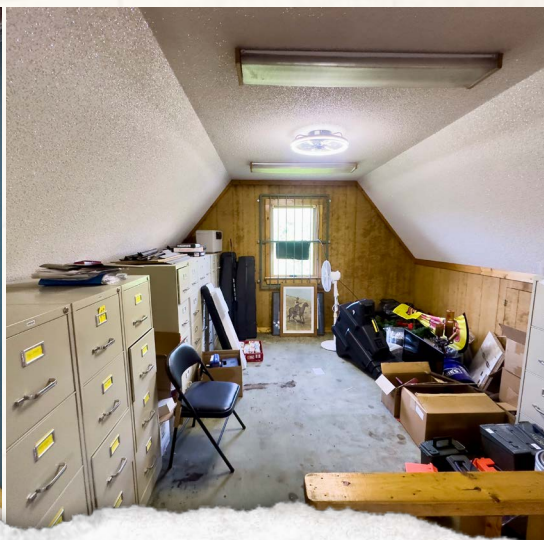
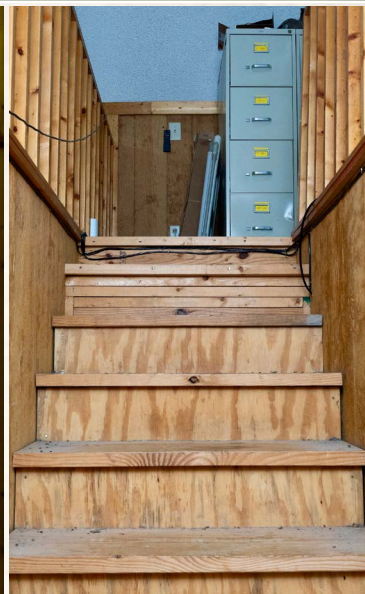
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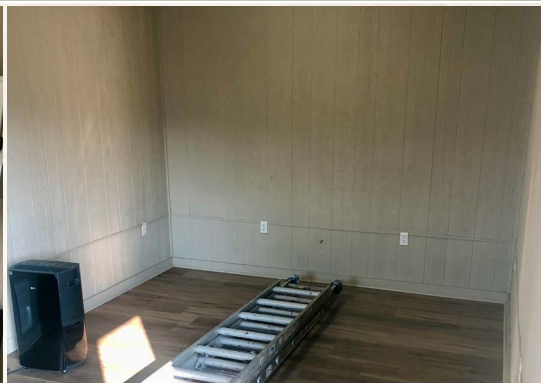
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land id. LINK



Directions From the Intersection of 25th Street and Keith Street in Cleveland, TN: Travel 11 miles on US-11/Keith Street NW to the property on the right.

Physical Address:
5085 US-11 | Calhoun, TN 37309

[LINK TO GOOGLE MAP DIRECTIONS](#)



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