

Commercial/Retail Property



Top of the Otter

400 Ashe Street, 3rd Floor, Suite 301

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Transaction Type: Lease

Monthly Lease: \$1,500.00

Rent Includes: Taxes, Insurance, Maintenance, Association Fees, Water/Sewer

Square Feet: 2,627

Total Building Space: 15,000

Year Built: 1907

Lot Size:

Parking Spaces Onsite: Allowed

Parking Spaces Nearby: On-street, Public



Description: Fabulous views of downtown Johnson City in the 100 year old Love-Thomas Building. The building has a storied history dating back to the railroad boom days of the early 1900s. The building originally housed the Love-Thomas Company, a wholesale dry goods and "notion" business. This business was established in January 1907 and recorded an annual business exceeding \$200,000, large for that day. The firm employed six traveling salesmen who covered territory in northeast Tennessee, southwest Virginia, and western North Carolina. Strategically located near the Summers Hardware Company and the Clinchfield Railroad Depot, these properties formed a hub of regional distribution activity that also included interchange with the Southern and ET&WNC railroads.

The building was so strategically located that around 1911, it became the headquarters for the Clinchfield Railroad headed by rail baron George L. Carter. Carter was the benefactor providing free land for the East Tennessee State Normal School (now

ETSU) as well as the prime developer of the Southside (Tree Streets) residential area. Carter founded the Model Mill (later General Mills) and essentially owned at one time a huge geographic sector of south Johnson City. The Clinchfield Railroad provided a direct route from the coal fields of Kentucky to the textile mills of South Carolina and having Johnson City as headquarters was a major economic boost.

In more recent years the building hosted the Sophisticated Otter Restaurant and Brewery. The 1st two floors are currently home to Picasso's Fine Dining and Catering.

***** "CURRENTLY AVAILABLE"

The currently available 2627 square feet includes 47 feet by 37 feet open space that was formerly used as a dance studio. Also included is 37 feet by 24 feet of storage that was used by Clinchfield Railroad as a vault. The "safe" doors serve as an entrance to the vault.

In addition there is a private locked restroom and a large reception foyer area. If more space is needed, there is potentially another room that is 24 feet by 14 feet.

For more information, contact Dr Donald or Helen Larkin at 423-282-2319 or email at bluemoonprop@comcast.net. You may also visit our website at bluemoonproperties.com.