1251 Montvue Road, Kingsport, TN 37663

$1,199,000 · MLS #9954909 · www.brphomes.com/mls/9954909



9,000	2006	3.59
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2006
Lot Acreage: 3.59
City Taxes: $3,837.54
County Taxes: $4,620.87

Description

NEW REDUCED PRICE - Now available, Introducing the perfect opportunity for your business at our high visibility commercial property, strategically located and visible from exit 59 on Interstate 81 in the thriving city of Kingsport, TN. This exceptional property offers unbeatable convenience, situated within two miles of Interstate 26, providing easy access to East TN, Southwest VA, and Western NC.
The fully fenced and gated 3.25-acre property includes a versatile 13,500 sq. ft. commercial metal building that caters to various business needs. Whether you require warehouse space, light manufacturing facilities, or a commercial retail showroom, this property has it all.
Prominent advertising is made possible with a 60' location sign, ensuring high visibility to the steady flow of traffic on Interstate 81 and adjacent Highway 36. Being just 5 miles from the Tri Cities airport, this location is ideal for businesses with frequent travel requirements.
Located inside the City of Kingsport, you'll also appreciate the property's close proximity to other major cities, with Johnson City, TN, only 10 minutes away, and Bristol, TN, a mere 20-minute drive. The daily traffic counts on Interstate 81

at exit 59 reach an impressive 49,000, with an additional 24,000 on adjacent highway 36. Meanwhile, nearby Interstate 26 records a daily traffic count of 32,000, providing immense exposure for your business. The strategic location within the Kingsport-Bristol MSA and on the border of the Johnson City, TN MSA ensures access to a vast population base, with adjacent counties boasting over 300,000 residents and more than 125,000 households. Capitalizing on the property's B3 zoning, you have the flexibility to establish a range of businesses, including hwy-oriented establishments, public services, auto or boat sales, retail or wholesale operations, material supply, climate-controlled indoor storage, maintenance and repair services, and even commercial recreation and entertainment ventur

Features & Amenities

INTERIOR

Central Air • Central Heating • Clear Span • Display Window • Electric Heating • Garage Bay(s) • Handicap Access • Lighting-Fluorescent • Natural Gas Heating • Overhead Doors • Pole Sign • Security Fence • Smoke Detector(s)

EXTERIOR

City Street • Infrastructure In • Metal Roof • Metal Siding Exterior

OTHER

220 Volts • Average Condition • Cable Connected • Distribution • Electricity Connected • Fee Simple • Industrial • Manufacturing • Natural Gas Connected • Professional Service • Public Sewer • Public Water • Rec Right of Way Easements • Right of Way Restrictions • Sewer Connected • Single Phase • Survey • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9954909