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285 Gate City Highway, Bristol, VA 24201

$399,900 · MLS #9966621 · www.brphomes.com/mls/9966621



866	1947	0.27
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1947
Lot Acreage: 0.27
City Taxes: $1,193.92
County Taxes: $0

Description

Located just steps from Hard Rock Casino Bristol, this B3-zoned property offers an incredible opportunity in one of the region's fastest-growing entertainment and tourism destinations. Currently operating as a successful Airbnb, this versatile property features 2 bedrooms, 1 full bathroom, a comfortable living room, kitchen, and a private parking pad. Whether you're looking to continue operating a profitable short-term rental or take advantage of the property's commercial zoning, the possibilities are endless. B3 zoning provides flexibility for a wide variety of business opportunities, including a restaurant, coffee shop, boutique retail store, office space, salon, specialty business, and more (buyer to verify permitted uses). With thousands of visitors traveling to Hard Rock Casino Bristol each week, this property's location provides exceptional visibility and long-term investment potential. Whether you're an investor, entrepreneur, or business owner, this

is a rare opportunity to own property in one of Bristol's most sought-after commercial corridors. Don't miss your chance to invest in a location where growth, tourism, and opportunity come together. All information has been obtained from public records and/or tax records and is deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information.

Features & Amenities

INTERIOR

Cable TV • Central Air • Dryer • Furniture • Heat Pump • Refrigerator • Smoke Detector(s) • Washer

EXTERIOR

City Street • Cleared • Shingle Roof • Vinyl Siding Exterior

OTHER

220 Volts • At Road Sewer • At Road Water • Average Condition • Deed Restrictions • Professional Service • Professional/Office • Residential • Retail • Survey

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9966621