733 West Stone Drive 2a, Kingsport, TN 37660

$2,415 · MLS #9976894 · www.brphomes.com/mls/9976894



2,520	2004	1.04
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 2004
Lot Acreage: 1.04
City Taxes: $3,733.08
County Taxes: $4,647.59

Description

NEW REDUCED PRICE AND FIRST MONTH RENT FREE. Now Leasing for $2,415 per month NNN. High visibility W Stone Dr. retail space available. Located in the busy W Stone Dr. business district. This 2520 Sq Ft flexible space is directly accessible from W Stone Dr. with direct access when East bound and red-light controlled turn lane when West bound. With 34 parking spaces it is located at the intersection of W Stone Dr. and Lynn Garden Dr. The 2024 traffic count at this site was over 31,000 cars per day. Nearby Lynn Garden Dr. traffic count was almost 16,000. With high visibility and a modern appearance this property is available as a single lease unit of 2520 Sq. Ft. The inside is currently being remodeled and will be flexible based on Tenant needs. Common area charge of 2.95 SF also applies. Typical uses might be Service businesses, retail, offices, specialty stores.

Features & Amenities

INTERIOR

Central Heating • Handicap Access • Heat Pump • Lighting-Fluorescent • Natural Gas Heating • Pole Sign • Roof Sign • Smoke Detector(s)

EXTERIOR

Brick Exterior • Highway • Rubber Roof

OTHER

Above Average Condition • Aerial • Electricity Connected • For Lease • Natural Gas Connected • Office/Showroom • Professional Service • Professional/Office • Public Sewer • Public Water • Rec Right of Way Easements • Retail • Single Phase • Traffic • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9976894