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2412,14,16 Bradley Street, Bristol, VA 24201

\$425,000 · MLS #9977301 · www.brphomes.com/mls/9977301



3 SEPARATE RESIDENCES

-2412 BRADLEY ST.

-2414 BRADLEY ST.

-2416 BRADLEY ST.

TVR MLS

1951

YEAR BUILT

0.56

ACRES

Property Facts

Property Type: Multi Family

Sub Type: Other

Status: Active

Year Built: 1951

Lot Acreage: 0.56

Lot Dimensions: 150x164x150x164

City Taxes: \$1,150

County Taxes: \$0

Elementary School: Stonewall Jackson Elementary

Middle School: Virginia Intermediate

High School: Virginia

Description

Prime Multi-Unit Investment Opportunity -Located Across from Hard Rock Casino & Hotel Bristol!

Located at 2412, 2414, & 2416 Bradley St., Bristol, VA, this versatile income-producing property features three distinct residences with additional expansion potential, all within walking distance of the Hard Rock Casino & Hotel. Whether you're looking for long-term rentals, short-term Airbnb potential, or a mix of both, this property is an incredible investment in Bristol's rapidly growing market.

Property Features:

- Bradley #1 - A leased, remodeled 3-bedroom, 1-bath home featuring a living room, dining room, galley kitchen, sunroom, and deck. Rental potential: Gross \$17,904/yr
- Bradley #2 - A remodeled 1-bedroom, 1-bath home with a living room, dining room, and an additional flex room that could serve as a second bedroom. Rental potential: Gross \$18,000
- Bradley #3 - A leased brand-new buildout studio apartment featuring 1 bedroom, 1 bath, a living room, a kitchen, and expansive deck for relaxing on those sweet Bristol evenings. Annual gross \$10,800
- Expansion Potential - There is additional partially updated/finished space with room to build another studio apartment or use for storage. Much of the work has been completed. This completion would add another \$10,800 to your annual income

---3 Parcels. Buyer may choose to re-survey the lots and add additional builds.

Investment Highlights:

- Flexible Income Potential - Currently leasing. Have tenants in place/or processing applications. Revenue estimates are based on long-term rental rates, but short-term rentals could significantly boost returns.
- Unbeatable Location - Bradley Street is directly across from the main entrance to Hard Rock Casino & Hotel Bristol, ensuring high visibility and rental demand. Tourism & Attractions - Close to top Bristol destinations, including:
 - Hard Rock Casino & Hotel
 - Bristol Motor Speedway
 - Birthplace of Country Music Museum
 - Rhythm & Roots Reunion Music Festival
 - World-class trout fishing, hiking, biking trails, and lakes
- Only 90 minutes from Pigeon Forge/Gatlinburg/Dollywood & 2 hours from Knoxville, TN

Buyer and Buyer agent to verify all info.

Features & Amenities

INTERIOR

Block Basement • Carpet Flooring • Central Air • Central Heating • Concrete Basement • Dishwasher • Drywall Walls • Heat Pump • Insulated Windows • Laminate Counters • Luxury Vinyl Flooring • One-Level • Paneling Walls • Tile Flooring • Unfinished Basement • Window Unit(s)

EXTERIOR

A Frame • Asphalt • Block Foundation • Deck • Driveway • Landscaping • Metal Roof • Porch • PUD • Rolling Slope Lot • Shingle Roof • Vinyl Siding Exterior

OTHER

Above Average Condition • Electricity Connected • Public Sewer • Public Water • Sewer Connected • Taxes Real Estate • Water Connected

Listing courtesy of Hurd Realty, LLC



SCAN TO VIEW ONLINE
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