420 Cave Hill Rd Road, Blountville, TN 37617

$1,900,000 · MLS #9977946 · www.brphomes.com/mls/9977946



5,872	1991	9.36
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1991

Lot Acreage: 9.36

City Taxes: $0

County Taxes: $2,736.33

Description

Appalachian Caverns is seeking a new owner to nurture and grow this incredible property like the current owner has for over 20 years. The property sits on 9.36 acres. The caverns contain history of over 1300 years, and includes a 3 mile cave system with a 1/2 mile long walking path for walking tours. Walking paths, railing and bridges are made of stainless steel, and lighting was recently upgraded to LED (low voltage, with 3 way switch). The main building contains a gift shop, office and restrooms on the main floor, and two apartments (3BR, 2 Bath and 2BR,1 Bath) upstairs. Front section of the

roof was replaced in 2024. The campground includes 4 spots with electric/water hook ups, and a shower house. There is also a picnic shelter across the street from the main building available for use. With countless possibilities and opportunities awaiting, this is a rare chance to take the reins of a unique property like this. Some of the information in this listing may have been obtained from a 3rd party and/or tax records and must be verified before assuming accuracy. OWNER FINANCING CONSIDERED! Seller may consider offering owner financing to a qualified buyer with a strong down payment and mutually agreeable terms. Buyer(s) must verify all information.

Features & Amenities

INTERIOR

Additional Building(s) • Exterior Lights • Heat Pump • Security System

EXTERIOR

Aluminum Siding Exterior • County Road • Metal Roof • Stone Exterior

OTHER

Aerial • Average Condition • Business Only • Historical • Profit/Loss Statement • Public Water • Recreation • Septic Tank Sewer

Listing courtesy of Greater Impact Realty Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9977946