

# 733 West Stone Drive Unit #4, Kingsport, TN 37660

\$1,198 · MLS #9979432 · [www.brphomes.com/mls/9979432](http://www.brphomes.com/mls/9979432)



**1,250**  
SQ FT

**2004**  
YEAR BUILT

**1.04**  
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

REDUCED PRICE AND FIRST MONTH RENT FREE. Now Leasing for \$1,208 per month, NNN. High visibility W Stone Dr. retail space available - Unit #4.. Located in the busy W Stone Dr. business district. This 1250 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 1250 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/9979432](http://www.brphomes.com/mls/9979432)