

3323 Lee Highway, Bristol, VA 24202

\$595,000 · MLS #9979984 · www.brphomes.com/mls/9979984



2025

YEAR BUILT

1.63

ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2025

Lot Acreage: 1.63

City Taxes: \$1,160.80

County Taxes: \$0

Description

Attention Developers!! Looking for a prime commercial site in the heart of town? Don't miss this one! Showcasing a blank canvas, this property is strategically positioned in the heart of town enjoying high exposure and visibility from Lee Hwy highlighted with an ADTC of 28,000+ vehicles per day! Featuring 1.63+/- acres, this property offers flexible B3 zoning promoting a variety of options for what it can accommodate. Promoting an enviable location, this site is conveniently located nearby all grocery stores, retail, restaurants, parks, HardRock Casino, and so much more with easy access to Lee Hwy, and I-81! Situated in a thriving retail corridor, this property is ideal for many variations of retail, a QSR, Hospitality, dealership, and so many more opportunities with its flexible zoning and large level site. Whether you're a developer looking to take advantage of an unbeatable location, an entrepreneur looking to expand or relocate, or simply an investor looking to park some funds in a safe place; opportunities like this do not come on the market often and will not last long priced to sell at \$595k. This property is leased through November 30th, 2026. Call today to schedule your appointment! All

information contained herein is collected from third party sources and is believed to be accurate but is also subject to buyer or buyers agent verification.

Features & Amenities

EXTERIOR

City Street • Raw Land

OTHER

Aerial • Convenience Store • Fee Simple • Flood Zone Easements • Franchise • Public Sewer • Public Water • Retail • Strip Center

Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9979984