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250 Commonwealth Ave. Avenue, Bristol, VA 24201

$2,400,000 · MLS #9980501 · www.brphomes.com/mls/9980501



43,000	1973	2.07
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1973
Lot Acreage: 2.07
City Taxes: $7,824.32
County Taxes: $0

Description

18 FT- 26 FT High Ceilings AND Store Front on high traffic count main entrance into Bristol! Excited to announce an amazing opportunity with an highly versatile Bristol, VA location. The property is positioned perfectly central to downtown Bristol. Convenient to I81, it is one of the busiest roads in Bristol featuring easy access also to Interstate 26 for ideal distribution, receiving, client, and employee access! This building is unique, with its location being within walking distance of the heart of Downtown Bristol and only one mile from HardRock Casino Bristol. Still yet, it is able to easily meet industrial and manufacturing needs. Talk about options-Offering retail store front space for an amazing storefront presence in a thriving downtown. The current use is an athletic sports complex boasting over 36,000 feet of baseball/softball training facility with two regulation sized in fields, turfed and netted, over 8 batting cages, basketball/volleyball court, restrooms, team meeting room,and also touts a separate Franchise tenant 11,000 sq ft USA Ninja Challenge! Expand the Current athletic use, or explore versatile other options: Warehouse Space, Entertainment, industrial, storage, light manufacturing, Call Center, Housing, etc. Key Features Include: 26 foot high ceilings at eves, New roof, 5 rollup dock doors, handicap accessibility, Modine gas heaters, Sprinkled, fire alarm, key coded perimeter door access, closed circuit security monitored, situated on over 2 acres, plus a bonus unfinished Expansion space, environmental performed, and Location, Location, Location. Potential for Local and State Economic Development incentives.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Fire Alarm • Heat Pump • Security System

EXTERIOR

Aluminum Siding Exterior • City Street • Composition Roof • Concrete Exterior • Rubber Roof • Stone Exterior

OTHER

220 Volts • Above Average Condition • Cable Available • Distribution • Electricity Connected • Environmental Studies • For Lease • Industrial • Manufacturing • Natural Gas Connected • Phase 1 Environ Audit • Phase 3 • Public Sewer • Public Water • Sewer Connected • Underground Utilities • Water Connected

Listing courtesy of Hurd Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9980501