861 East Highway 25-70, Newport, TN 37821

$2,500,000 · MLS #9985835 · www.brphomes.com/mls/9985835



9,029	2000	1.68
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2000
Lot Acreage: 1.68
City Taxes: $0
County Taxes: $6,893

Description

Prime Multi-Use Commercial Property for Sale in Newport, TN
Discover a rare investment opportunity with this thriving multi-use commercial property, strategically located off 25/70 in Newport, TN, less than a minute from the new Hwy 321 bypass. Boasting 380 feet of highway road frontage and an estimated daily traffic count of over 18,000 vehicles daily in 2024, 19.0% Increase over prior year, as per TDOT web site information. This property offers exceptional visibility and accessibility, drawing steady traffic from surrounding towns. The property features three fully operational, immaculate businesses, each with a loyal client base and consistent revenue streams, making it a turnkey investment with diverse income potential:
1. Well-Maintained Laundromat: A spacious, high-traffic laundromat offering modern amenities and a strong reputation for cleanliness and reliability.
2. Retail Store: Approximately 1,316 sq. ft. of versatile retail space, ideal for a variety of business ventures, with a prime storefront location to attract passing customers.
3. Large Lawn Mower & Small Engine Repair Shop: A robust 5,252 sq. ft. facility, complete with retail space and a dedicated parts room, catering to a loyal clientele for repair services and equipment sales.
The property also includes a 6-bay car wash with outdoor vacuums, adding to the diverse income streams and appealing to a broad customer base. With two convenient entrances, the layout ensures easy access and ample parking for all

businesses.
Situated on two parcels, this property offers flexibility for investors. Purchase options include acquiring the entire business portfolio or opting for a lease-back arrangement on the repair shop, providing customizable investment strategies. Since acquisition, the owners have built a successful operation with a proven track record of profitability and community trust. Don't miss this unique opportunity to own a multi-faceted commercial property in a high-traffic location of Newport. Just 2.4 miles from downtown Newport, 44 minutes to Knoxville, 30 minutes to Morristown, 34 minutes to Sevierville and just 38 Minutes to Hot Springs, NC.

Features & Amenities

INTERIOR

Central Air • Central Heating • Dryer • Heat Pump • Loading Dock(s) • Natural Gas Heating • Smoke Detector(s)

EXTERIOR

Block Exterior • Brick Exterior • Cleared • Highway • Infrastructure In • Metal Roof • Metal Siding Exterior

OTHER

220 Volts • Above Average Condition • Aerial • Cable Connected • Electricity Connected • Natural Gas Connected • Public Sewer • Public Water • Retail • Sewer Connected • Water Connected

Listing courtesy of Country Living Realty

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9985835