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516 West Main Street, Appalachia, VA 24216

$229,000 · MLS #9986688 · www.brphomes.com/mls/9986688



4,000	1946	0.25
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1946
Lot Acreage: 0.25
City Taxes: $633.35
County Taxes: $824.55

Description

*** Own an Award-Winning BBQ Restaurant with Built-In Rental Income! For Sale: Black Bear BBQ - Award-Winning Restaurant in Historic Appalachia, VA Step into ownership of an established, award-winning restaurant in the heart of Appalachia, VA - the only town named "Appalachia" in the entire Appalachian region. Black Bear BBQ has been voted Best of the Best multiple years for its outstanding BBQ and is a beloved staple in the community, complete with stage for artist to perform! Don't miss this opportunity to flourish, has customers from all over the country visiting this establishment and is a well loved stop for the Back Roads of Appalachia, Dragon Slayer and many other motorsport tourism groups. This property includes two commercial spaces:

Black Bear BBQ Restaurant - fully equipped and operating with a proven track record. All equipment conveys with the sale, including catering supplies, a smoker on trailer, and even a delivery van.
Second Commercial Space - currently leased to Complete Cardio, generating immediate rental income. With soaring ceilings and original hardwood floors, this versatile space could also be transformed into an event venue or other income opportunity.
The current owner is willing to stay on during the transition, ensuring new owners have support and guidance as they step into this thriving business.
With built-in rental revenue, a loyal customer base, catering potential, and a well-established reputation, this is a turn-key opportunity to own a piece of Appalachia's history and continue the legacy of one of the region's top BBQ destinations.
Buyers and buyer agents to verify all information, subject to errors and omissions.

Features & Amenities

INTERIOR

Basement • Exterior Lights • Handicap Access • Heat Pump • Refrigeration • Refrigerator

EXTERIOR

Brick Exterior • City Street • Finished Lot(s) • Metal Roof

OTHER

Aerial • Average Condition • Bar/Tavern/Lounge • Fee Simple • Meeting Hall • Public Sewer • Public Water • Recreation • Restaurant • Single Phase

Listing courtesy of ReMax Mountain

SCAN TO VIEW ONLINE
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