

# 7050 Highway 19e, Roan Mountain, TN 37687

\$635,000 · MLS #9988258 · [www.brphomes.com/mls/9988258](http://www.brphomes.com/mls/9988258)



**3,900**  
SQ FT

**1993**  
YEAR BUILT

**0.99**  
ACRES

## Property Facts

**Property Type:** Commercial Sale

**Status:** Active

**Year Built:** 1993

**Lot Acreage:** 0.99

**City Taxes:** \$0

**County Taxes:** \$1,760.57

## Description

INCREDIBLE INVESTMENT OPPORTUNITY in the heart of Roan Mountain! This income-producing commercial property offers 29 fully rented self-storage units within a fenced facility, plus additional income potential from outdoor perimeter parking ideal for boats, trailers, and RV storage. Situated on high-visibility Hwy 19E, this property provides constant exposure and easy access for all tenants and customers.

Included is a 4,000 sq ft commercial building currently operating as an antique/thrift store. Featuring ample parking, 2 bathrooms, commercial sink, refrigerator, stove, loft with shower, and heat pump/AC, this versatile structure is loaded with opportunity. With a metal roof, flat usable acre, and high and dry location, this site incurred ZERO damage from Hurricane Helene.

Endless possibilities—continue the current business, convert the interior into climate-controlled storage units, create a large residential space, or lease the building to another business. Inventory is negotiable.

A rare chance to own a turn-key storage business + prime commercial building in one of Roan Mountain's most desirable locations.

Shown by appointment only.

## Features & Amenities

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### INTERIOR

Additional Building(s) • Central Air • Heat Pump • Inside Storage • Outside Storage • Part Fenced • Refrigerator

### EXTERIOR

Highway • Infrastructure In • Metal Roof • Wood Siding Exterior

### OTHER

Average Condition • Electricity Connected • Private Sewer • Retail • Septic Tank Sewer • Sewer Connected • Shared Well Water • Water Connected

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Listing courtesy of Braswell Realty Inc. RM



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