4020 Roan Creek Road 1, Mountain City, TN 37683

$649,900 · MLS #9988710 · www.brphomes.com/mls/9988710



0.56
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 0.56
City Taxes: $0
County Taxes: $591.73
Elementary School: Roan Creek
Middle School: Johnson Co
High School: Johnson Co

Description

This property features a fully established, operational bar and grill with approximately 2,000 sq ft of building space, offering a versatile mix of indoor and outdoor gathering areas. Inside, seating accommodates roughly 80 patrons, while the front patio provides space for an additional 8-12 guests and a larger backyard bar area can host up to 75 more people, making it suitable for both casual dining and larger events. The layout includes a fully equipped kitchen, bar, and storage areas, and utility infrastructure such as water, electricity, and waste management is already in place, supporting ongoing operations and business continuity.

The building footprint and site configuration offer flexibility for a range of hospitality uses. The property can continue as a bar and grill or pivot to other concepts such as event hosting, live music, catering, pop-up food events, or specialty retail and dining operations. Indoor seating allows for year-round service, while outdoor areas provide opportunities for seasonal use, private gatherings, or larger-scale events. The backyard bar space, in particular, supports high-capacity or high-margin gatherings, adding to operational versatility.

The property is located in a small town that serves as the county seat, benefiting from steady local traffic as well as regional visitors drawn to the surrounding mountain landscapes. Its location offers visibility and access, and it is within driving distance of larger population centers such as Boone, North Carolina, and Damascus, Virginia. The site's modest land area allows for potential ancillary improvements, including expanded outdoor seating, staging for live entertainment, or complementary commercial development, while maintaining a manageable and easily maintained footprint.

From an operational perspective, this property is turnkey, with existing equipment, seating, and service areas arranged efficiently for a fully functional hospitality operation. Its indoor and outdoor seating mix provides flexibility for multiple types of service and events, accommodating both regular patrons and larger groups. The property is also adaptable to evolving business needs, offering opportunities to capitalize on both existing operations and creative expansions.

In summary, this property provides a fully functioning bar and grill with indoor and outdoor seating, established utilities, and operational infrastructure in place. It presents a continuing income stream and offers room for thoughtful growth or adaptation to new hospitality or commercial concepts. With its combination of built-in capacity, operational readiness, and the appeal of a mountain-town setting, the property represents a versatile and practical investment in an established, accessible location. (There is also an additional 20+/- acres available for purchase along with a 4 bedroom, 3 bath approximately 3,000sq ft home. Contact agent for more information). You can also check them out on Facebook at Mountain Cheers Grill Haus.

Showings are by appointment only! Must provide pre-qualification along with showing request. Buyer(s)/Buyer Agents to verify all information. Property lines are approximate only. (Trailer, gas pump and some small personal antiques are not included in sale)

Features & Amenities

EXTERIOR

Commercial • Income Producing • Level • Lot/Tract • Mountain(s) View

OTHER

Above Average Condition • Electricity Connected • Floor Plan • Public Water • Septic Tank Sewer • Sewer Connected • Water Connected

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
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