1201 Highway 19e 2, Elizabethton, TN 37643

$365,000 · MLS #9990324 · www.brphomes.com/mls/9990324



920	2008	0.07
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2008
Lot Acreage: 0.07
Association Fee Frequency: Monthly
HOA Fee: $100
City Taxes: $487.20
County Taxes: $610.40

Description

REDUCED!! Looking for a passive investment property? Don't miss this one! Located at 1201 Hwy 19E and constructed in 2008, this state-of-the-art retail building is currently home to Buddie's Tobacco & Vape, operating under a NNN lease with 5 years remaining, annual rent escalations of $50, and two (5)-year renewal options--offering long-term stability and predictable returns.

Strategically positioned in the heart of a rapidly growing market, this property sits along Hwy 19E, providing exceptional visibility and accessibility with over 17,000+ ADTC. Its central location allows for quick access to anywhere in

Elizabethton, further enhancing its appeal to both tenants and investors.

Zoned M-2 and situated within a high-density commercial corridor, this versatile asset presents not only a strong passive investment, but also future upside potential in a corridor that continues to see commercial demand.

Whether you're an investor seeking passive income, a visionary capitalizing on a prime location, or simply looking for a safe place to deploy capital, opportunities of this caliber--at this price point--rarely come to market, and will not last long priced to sell at $365k. Call today to schedule your appointment! All information contained herein is gathered from third party sources, tax records, homeowner and is subject to buyers and buyers agent verification.

Features & Amenities

INTERIOR

Heat Pump

EXTERIOR

City Street • Highway • Infrastructure In • Metal Roof • Stone Veneer Exterior • Stucco Exterior

OTHER

Above Average Condition • Fee Simple • Leases • Public Sewer • Public Water • Retail • Shopping • Strip Center

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9990324