114 West West Jackson Street, Gate City, VA 24251

$1,450,000 · MLS #9992805 · www.brphomes.com/mls/9992805



24,345	1906	0.34
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1906
Lot Acreage: 0.34
City Taxes: $624
County Taxes: $1,514

Description

Step into a rare opportunity with this landmark property, a 24,000+ sq. ft. building that stands as one of the largest and most prominent structures in historic Gate City. Spanning three impressive levels, this property offers unlimited potential for commercial, residential, or mixed-use ventures. Currently, the main and lower levels feature an exciting blend of entertainment and hospitality spaces, including a fully equipped restaurant and bar, a concert stage and dance floor perfect for live events, a comfortable lounge area, several vendor booths for retail opportunities and a large model race car track complete with its own refreshment bar, a one-of-a-kind local attraction. The building has brand new electric power including panels and meter, all brand new plumbing including water from the meter, new sewer line to Street, brand new air conditioning, facade restoration, brand new windows in rear of building and recently replaced front windows, seven brand new bathrooms, turnkey restaurant with liquor license covering 6,000 square feet, all restorations done within the last 2 years, 2200 ft owners apartment with three bedrooms and two baths, all restaurant equipment is 1 year old, instant hot water for entire building with electric backup tank. Owner is willing to sell a partial ownership with the idea of converting top two floors to a boutique hotel or Airbnb. Part of the second floor is unfinished and ready for the new

owner's vision of office space or additional apartments. Newly installed large windows flood the space with natural light while framing breathtaking views of the surrounding mountains and the storied Gate City gap, known as the historic "Gateway to the West" once traveled by Daniel Boone. Significant updates include all new electrical wiring brought up to code, new recessed lighting and a new heat pump system for efficient climate control. Whether you envision a vibrant mixed-use destination, a boutique entertainment venue, or luxury loft residences, this building provides the space and location to make it happen. Endless potential meets historic charm -- right in the heart of Gate City.

Features & Amenities

INTERIOR

Delivery Doors • Dishwasher • Display Window • Handicap Access • Heat Pump • Range • Refrigerator

EXTERIOR

Brick Exterior • City Street • Infrastructure In • Rolled/Hot Mop Roof • Stone Veneer Exterior

OTHER

220 Volts • Above Average Condition • Bar/Tavern/Lounge • Building Plan • Cable Connected • Electricity Connected • Fee Simple • Fiber Available • Floor Plan • Investment Analysis • License Included • Phase 3 • Phone Connected • Professional/Office • Public Sewer • Public Water • Restaurant • Retail • Sewer Connected • Water Connected

Listing courtesy of Greater Impact Realty Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9992805