

# 453 East Main Street, Kingsport, TN 37660

\$4,600,000 · MLS #9992800 · [www.brphomes.com/mls/9992800](http://www.brphomes.com/mls/9992800)



TVR MLS

**23,000**  
SQ FT

**2026**  
YEAR BUILT

**0.41**  
ACRES

## Property Facts

**Property Type:** Commercial Sale

**Status:** Active

**Year Built:** 2026

**Lot Acreage:** 0.41

**City Taxes:** \$3,627.66

**County Taxes:** \$3,488.38

## Description

Positioned in the heart of downtown Kingsport, 453 E. Main Street presents an historically significant landmark offering a rare opportunity to acquire a mixed use asset combining eight beautifully built condominium units consisting of 4 floor plans and between 1250 and 1350 sf and approximately 6000 square feet of street level commercial space. This offering represents a scarce downtown mixed-use opportunity with built-in diversification and clear upside in a growing regional market. With a total of approximately 23,000 square feet, this property offers investors a compelling blend of in-place income, value-add potential and multiple exit strategies within the Tri-Cities area. This is a rare multi-use offering that contains gated, on premises parking and a brand new elevator. This is truly a "lock and leave" property. The residential component provides consistent cash flow and demand-driven occupancy, while the commercial space offers significant upside through lease-up, repositioning, or conversion to higher-yield tenancy. The asset's configuration allows for both stable long-term hold strategies and incremental value creation through operational improvements and rent optimization.

Located along East Main Street, the property benefits from walkability, visibility, and proximity to regional economic drivers, with easy access to Johnson City and Bristol. Continued investment and revitalization in downtown Kingsport support long-term appreciation and tenant demand across both residential and commercial sectors. Stabilizing and increasing NOI through leasing and rent adjustments; repositioning the commercial component to attract destination retail, restaurant, or office users; executing a condo sell-off strategy to unlock individual unit value and leveraging the asset as a 1031 exchange replacement with scale and flexibility are just a few of the strategic pathways an investor may capitalize on. All information deemed reliable. Buyer and Buyers Agent shall confirm.

## Features & Amenities

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### INTERIOR

Basement • Central Air • Central Heating • Dishwasher • Dryer • Dumpster • Electric Heating • Elevator • Exterior Lights • Fire Sprinkler System • Range • Refrigerator • Security Fence • Wall Unit(s) • Washer

### EXTERIOR

Brick Exterior • City Street • Dedicated • Easement • Infrastructure In • Rubber Roof

### OTHER

Above Average Condition • Aerial • Floor Plan • Professional/Office • Public Sewer • Public Water • Residential • Restaurant • Retail

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Listing courtesy of Highlands Real Estate Sea Glass



SCAN TO VIEW ONLINE  
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