

513 State Street, Bristol, VA 24201

\$1,250,000 · MLS #9993681 · www.brphomes.com/mls/9993681



TVR MLS

17,929
SQ FT

1891
YEAR BUILT

0.24
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1891

Lot Acreage: 0.24

City Taxes: \$15,296.83

County Taxes: \$0

Description

Looking for executive office space in the heart of TriCities? Don't miss this one! Positioned in the heart of historic Downtown Bristol, this 17,900+ sqft commercial building offers a rare blend of scale, presence, and flexibility in one of the most recognizable locations in the region. Turn key and thoughtfully renovated, the property is well suited for an owner-occupant, investor, or developer looking to capitalize on a true downtown asset along the iconic State Street corridor.

Previously home to Brown Edwards for many years, the building is already outfitted for professional office use with approximately 25± private offices, multiple conference rooms, a reception area, open workspaces suitable for 20-30

workstations, break areas, and multiple restrooms. The layout is both functional and versatile, offering the infrastructure to support a substantial single-user operation while also lending itself to multi-tenant office, mixed-use redevelopment, or a variety of future commercial concepts. Constructed with steel and masonry, this is the kind of downtown building that immediately feels substantial. With elevator access, multiple points of ingress and egress, strong utility capacity, secure entry, and rear parking availability in addition to street access, the property offers a combination of practicality and long-term adaptability that is increasingly difficult to find. Situated in the B-2 Central Business District, the location benefits from exceptional visibility, walkability, and close proximity to the restaurants, shops, and amenities that continue to make downtown Bristol a destination. Whether kept as a turn-key office in its current configuration or reimagined entirely, the property offers a true blank canvas--well suited for continued professional use, a co-working concept, leasing individual offices, retail or restaurant conversion, condo redevelopment, or a mixed-use approach depending on the end user's vision. For those exploring redevelopment, there may be additional incentives available through downtown revitalization efforts.

Whether you're an entrepreneur looking to expand, relocate, an investor looking for a lucrative return, or a developer with a vision beyond office space- this space is priced to sell and will not last long at \$1.25M. Call today to schedule your appointment! All information herein is deemed reliable but not guaranteed and is subject to buyer and buyer's agent verification.

Features & Amenities

INTERIOR

Central Air • Central Heating • Display Window • Dumpster • Elevator • Fire Alarm • Handicap Access

EXTERIOR

Alley • Brick Exterior • City Street • Infrastructure In • Rubber Roof • Stone Exterior

OTHER

Above Average Condition • Appraisal • Building Plan • Cooperative • Fee Simple • Professional/Office • Public Sewer • Public Water • Retail

Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9993681