

3209 Memorial Boulevard, Kingsport, TN 37664

\$499,000 · MLS #9993800 · 11 bed / 10 bath · www.brphomes.com/mls/9993800



TVR MLS

11
BEDS

10
BATHS

3,996
SQ FT

1900
YEAR BUILT

1.34
ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1900

Lot Acreage: 1.34

Above Grade Sq Ft: 3,996

Lot Dimensions: 13,939

City Taxes: \$1,033.22

County Taxes: \$993.55

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Jefferson

Middle School: Robinson

High School: Dobyns Bennett

Description

8-Unit Motel • Historic Home • Office Building • Two Additional Lots. ONE PROPERTY. MULTIPLE POSSIBILITIES. Rare mixed-use investment opportunity along highly visible Memorial Blvd offering multiple structures, additional land, and a wide range of potential uses.

This unique property package includes an approximately 2,706 sq. ft. historic home, an 8-unit motel, a separate office building, and two additional lots -- all offering flexibility for an investor, business owner, or developer looking for something beyond the typical commercial property.

The historic home features 3 bedrooms, 2 bathrooms, original character, and generous living space, creating possibilities for residential use, office space, short-term accommodations, or other permitted uses depending on zoning and approvals.

The 8-unit motel provides an existing multi-unit layout with renovation potential, while the separate office building offers additional space that could accommodate multiple offices, tenants, or business operations.

The additional lots create even more opportunity for expansion, parking, outdoor space, future development, or other permitted uses.

With strong Memorial Blvd frontage, excellent visibility, convenient access, and multiple buildings already in place, this property offers a rare chance to create multiple potential income streams within one investment.

Bring your vision and explore the possibilities at 3209 Memorial Blvd.

Buyer and buyer's agent to verify all information, square footage, acreage, zoning, permitted uses, utility availability, and development potential.

Features & Amenities

INTERIOR

Drywall Walls • Heat Pump • Plaster Walls • Two-Level

EXTERIOR

Brick Exterior • Driveway • Historic • Level Lot • Porch • Rear Porch

OTHER

Fixer Condition • Public Sewer • Public Water • Rec Right of Way Easements • Sewer Connected • Water Connected

Listing courtesy of Selling Stateline Real Estate Group



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www.brphomes.com/mls/9993800