1245/1251 Montvue Road, Kingsport, TN 37663

$1,650,000 · MLS #9994130 · www.brphomes.com/mls/9994130





12,500	1998	6.19
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale

Lot Acreage: 6.19

Status: Active

Year Built: 1998

City Taxes: $4,243.57

County Taxes: $4,080.64

Description

Now available, Introducing the perfect opportunity for your business at our high visibility commercial property, strategically located and visible from exit 59 on Interstate 81 in the thriving city of Kingsport, TN. This exceptional property offers unbeatable convenience, situated within two miles of Interstate 26, providing easy access to East TN, Southwest VA, and Western NC. The fully fenced and gated 6.19-acre property includes two buildings. A versatile 13,500 sq. ft. commercial metal building and a 3500 Sq. Ft. building. Whether you require warehouse space, light manufacturing facilities, or a commercial retail showroom, this property has it all. Prominent advertising is made possible with a 60' location sign, ensuring high visibility to the steady flow of traffic on Interstate 81 and adjacent Highway 36. Being just 5 miles from the Tri Cities airport, this location is ideal for businesses with frequent travel requirements. Located inside the City of Kingsport, you'll also appreciate the property's close proximity to other major cities, with Johnson City, TN, only 10 minutes away, and Bristol, TN, a mere 20-minute drive. The daily traffic counts on Interstate 81 at exit 59 reach an impressive 49,000, with an additional 24,000 on adjacent highway 36. Meanwhile, nearby Interstate 26 records a daily traffic count of 32,000, providing immense exposure for your business. The strategic location within the Kingsport-Bristol MSA and on the border of the Johnson City, TN MSA ensures access to a vast population base, with adjacent counties boasting over 300,000 residents and more than 125,000 households. Capitalizing on the property's B3 zoning, you have the flexibility to establish a range of approved businesses, including Ambulance services; animal hospitals; antennas; antique shops; artist studios; automobile sales and services; automobile service stations; bakeries, retail and wholesale; boat sales; brewpubs; building materials and services; business services and supplies; catering services; climate controlled indoor storage facilities; convenience stores; craft breweries; distilleries; eating and drinking establishments; equipment sales, service and rentals; financial institutions; fitness centers; food and beverage sales; funeral and internment services; hotels and motels; laboratories; maintenance and repair services; major and minor motor vehicle repair; manufactured and mobile home sales; off-premises and on-premises alcohol sales; plant nurseries; offices; open air uses (garden supplies, lawn furniture, plant nurseries, playground equipment); pawn shops; personal improvement services; printing and publishing; recreation vehicle sales; research and development; restaurants; wineries. Clubs and lodges; cultural institutions; community centers; institutions for human care; day care centers; public facilities; meeting centers. Commercial recreation and entertainment; park and recreation facilities; public and private campgrounds; RV parks; golf courses; theaters and auditoriums. Government uses; religious assembly; schools, public, private, trade and Communication facilities. This is a must visit property. Two buildings designed to be utilized together

Features & Amenities

INTERIOR

Central Air • Clear Span • Delivery Doors • Display Window • Exterior Lights • Garage Bay(s) • Heat Pump • Natural Gas Heating • Outside Storage • Overhead Doors • Pole Sign • Security Fence • Smoke Detector(s)

EXTERIOR

City Street • Infrastructure In • Metal Roof • Metal Siding Exterior

OTHER

Above Average Condition • Appraisal • Cable Connected • Distribution • Electricity Connected • Fee Simple • Industrial • Manufacturing • Natural Gas Connected • Phase 3 • Public Sewer • Public Water • Rec Right of Way Easements • Retail • Sewer Connected • Survey • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9994130