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109 Shelby Street, Kingsport, TN 37660

$2,750 · MLS #9994164 · www.brphomes.com/mls/9994164



2,535	1930	0.03
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1930
Lot Acreage: 0.03
City Taxes: $840.66
County Taxes: $808.39

Description

Commercial space for lease in the heart of Downtown Kingsport!

Offering 2,535 square feet across two stories, this well positioned building presents a prime opportunity for a wide range of business uses in one of the city's most active and revitalized districts.

The main level features a grand foyer with reception area, conference room, large private office, two restrooms, and convenient alley access - ideal for deliveries or a secondary entry.

The upper level offers a completely open layout with a kitchenette, providing flexible space for offices, retail expansion, studio use, or collaborative workspace.

Located directly across from a city-owned parking lot with free parking, this property offers rare and valuable accessibility

for both customers and employees in a downtown setting. Surrounded by local restaurants, shops, and ongoing development, this location benefits from strong visibility and steady foot traffic.

Zoned B-2 (Central Business District), this property allows for a wide variety of permitted uses including retail, professional and financial offices, personal services, restaurants, entertainment, and more! Tenant to verify any and all Zoning Requirements & Eligibility.

Offered as a Gross Lease, with Tenant responsible for utilities. Schedule your private showing today!

Features & Amenities

INTERIOR

Electric Heating • Heat Pump

EXTERIOR

Alley • Brick Exterior • City Street • Rubber Roof

OTHER

Above Average Condition • Aerial • Electricity Connected • Fiber Available • For Lease • Office/Showroom • Professional Service • Professional/Office • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Red Door Agency

SCAN TO VIEW ONLINE
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