

# 109 Shelby Street, Kingsport, TN 37660

**\$3,000** · MLS #9994164 · [www.brphomes.com/mls/9994164](http://www.brphomes.com/mls/9994164)



TVR MLS

**2,535**  
SQ FT

**1930**  
YEAR BUILT

**0.03**  
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

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### 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

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Listing courtesy of Red Door Agency



SCAN TO VIEW ONLINE  
[www.brphomes.com/mls/9994164](http://www.brphomes.com/mls/9994164)