# 227 Library Lane, Johnson City, TN 37601

**$2,200,000** · MLS #9996943 · www.brphomes.com/mls/9996943




| 13,500 | 1993 | 5.13 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Lease
**Status:** Active
**Year Built:** 1993
**Lot Acreage:** 5.13
**City Taxes:** $0
**County Taxes:** $0

## Description

Former Girls Inc. facility offering exceptional build-to-suit and redevelopment potential. Available for lease for single tenants as a shell or multiple tenants, the owner can accommodate custom development of a 5- to 10-story building, with no height restrictions, making this an outstanding opportunity for office, medical, mixed-use, multifamily, hospitality, or institutional users.

Offering 5.13 Acres on two parcels now including access to Water Street and Library Lane zoned B-3 Commercial, this highly visible property features approximately 13,500 square feet of existing improvements with ample car parking. Perched on one of downtown Johnson City's highest elevations, the property offers breathtaking 360-degree views of Buffalo Mountain and downtown Johnson City, along with excellent visibility from Interstate 26, providing outstanding signage and branding opportunities.

The existing building includes multiple classrooms, restrooms, a full commercial kitchen with break room, and a

gymnasium with a stage, making it ideal for immediate occupancy or adaptive reuse while future redevelopment plans are pursued.

With no height and minimal setback restrictions, this site offers tremendous flexibility for a wide range of commercial development opportunities. Conveniently located within walking distance of downtown Johnson City, the property is accessed by a private drive and is served by public water, sewer, natural gas, and electricity.

Don't miss this rare opportunity to lease or develop one of Johnson City's most visible and versatile commercial properties. Schedule your private showing today!

- Currently being offered at $16 sq/ft for lease with option to purchase at $2,200,000 USD

Buyers and Buyers Agents to Verify all Information

## Features & Amenities

**EXTERIOR**

Block Exterior • Brick Exterior • Private Road • Tar/Gravel Roof

**OTHER**

Average Condition • Cable Connected • Church • Electricity Connected • For Lease • Hotel/Motel • Industrial • Natural Gas Available • Phone Available • Professional/Office • Public Sewer • Public Water • Sewer Connected • Survey

Listing courtesy of Coldwell Banker Security Real Estate

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996943