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5990 Cedar Creek Road, Greeneville, TN 37743

$465,000 · MLS #9994799 · www.brphomes.com/mls/9994799



1,480	1937	0.5
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1937
Lot Acreage: 0.5
City Taxes: $0
County Taxes: $97.68

Description

Turnkey Investment Opportunity | Historic Landmark with Expansion Potential
OPEN FOR BUSINESS 6AM-3 PM

Positioned at the intersection of heritage for profitability, this exceptional offering presents a rare opportunity to acquire a family-owned business with a proven track record dating back to the early 1900s. This established destination property blends historic character with modern investment upside, making it highly attractive for both owner-operators and portfolio investors seeking stable income with growth potential.

Strategically located in a thriving countryside corridor, the property benefits from consistent traffic driven by surrounding agritourism and event-based demand, including nearby lavender farms, tree nurseries, local honey producers, and the well-known Briggs Brother Ranch--an increasingly popular venue for upscale weddings and conferences. This synergy creates a built-in customer base and recurring revenue opportunities. The existing operation offers immediate cash flow with strong community loyalty, while also presenting multiple avenues for revenue expansion and value-add improvements. Current infrastructure supports catering services, and the kitchen layout allows for efficient upgrades to accommodate menu diversification or a rebranded culinary concept targeting higher-margin offerings.

The property includes a high-visibility corner parcel with additional improvements, including a detached garage and approximately 360 square feet of flexible space--ideal for storage, prep expansion, or conversion to on-site living quarters for management or staff. Scenic views of the Meadow Creek Mountains further enhance the property's appeal as a destination-driven business.

This versatile asset is well-positioned for a variety of profitable uses, including:

Boutique café or coffee concept
Bakery or dessert-focused retail
Event catering hub
Specialty dining experience or reimagined legacy brand
Grocery/Beer Sales Opportunity
Gas Station

The business is supported by a loyal, repeat customer base, with established community events such as monthly breakfast gatherings and live music that drive consistent foot traffic and brand engagement. Seasonal menus and signature offerings continue to attract both locals and regional visitors.

Investment Highlights: Thriving Business Currently Owner Operated

Established, income-producing business with decades of operating history since 1937
Strong local brand recognition and repeat clientele
Multiple revenue streams with expansion potential
Prime location benefiting from agritourism and event venues

Turnkey operation with immediate upside through modernization or repositioning

This is a rare opportunity to acquire a legacy property with built-in income, on site living available, scalable growth potential, and long-term value in an increasingly desirable market.

Features & Amenities

INTERIOR

Additional Building(s) • Ceiling Fan(s) • Electric Heating • Inside Storage • Outside Storage • Range • Refrigeration • Refrigerator • Wall Unit(s)

EXTERIOR

County Road • Finished Lot(s) • Infrastructure In • Metal Roof • Wood Siding Exterior

OTHER

Above Average Condition • Aerial • Business Only • Convenience Store • Deed Restrictions • Electricity Connected • Fee Simple • Floor Plan • Grocery • Historical • Phone Available • Restaurant • Septic Tank Sewer • Water Available

Listing courtesy of Country Living Realty

SCAN TO VIEW ONLINE
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