21560 Alvarado Road, Abingdon, VA 24211

$1,495,000 · MLS #9995757 · www.brphomes.com/mls/9995757



2,160	1998	45.31
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1998
Lot Acreage: 45.31
City Taxes: $0
County Taxes: $1,934.39

Description

A once-in-a-generation opportunity to own one of Southwest Virginia's most extraordinary recreational, agricultural, hospitality, and development properties. The renowned Virginia Creeper Trail and the scenic South Fork Holston River converge along this 45.31 acre mountain retreat , creating an exceptional setting of rolling farmland, wooded hillsides, panoramic mountain vistas, and nearly unmatched recreational amenities. Ideally located between historic downtown Abingdon and Damascus--"The Friendliest Town on the Appalachian Trail"--the property offers a rare combination of

natural beauty, existing improvements, income potential, and future development opportunities. The Virginia Creeper Trail transects the property, bringing hundreds of thousands of cyclists, hikers, and outdoor enthusiasts through the area each year, while extensive frontage on the South Fork Holston River provides access to kayaking, tubing, fly fishing, and peaceful riverside recreation. Rolling hay fields offer breathtaking views toward Whitetop Mountain and Mount Rogers, while wooded areas provide privacy, wildlife habitat, and additional recreational opportunities. Jefferson National Forest, Mount Rogers National Recreation Area, Grayson Highlands State Park, South Holston Lake, and countless other outdoor destinations are just minutes away. The current owners have made extensive improvements that create exceptional flexibility for a wide variety of commercial or private uses. The tastefully remodeled doublewide has been successfully operated as a vacation rental, while the historic farmhouse has been structurally improved and completely gutted, providing an outstanding opportunity to create a residence, trail-side café, outfitter's shop, gallery, brewery, event venue, or other destination business. One of the barns has hosted weddings and special events, and additional improvements include a professional greenhouse plus water and electricity extended to the upper barn area. Ample space for RV parking and hookups further enhances the property's appeal for campground, glamping, or outdoor hospitality ventures. Whether your vision is a destination event venue, agritourism enterprise, vineyard, equestrian estate, working farm, outdoor recreation business, campground, hospitality operation, vacation rental portfolio, or thoughtfully planned future development, this extraordinary property offers the infrastructure, location, scenery, and flexibility to bring the vision to life. The property is also being offered as 3 separate parcels, with additional investment and development options. Properties offering this exceptional combination of Virginia Creeper Trail and river frontage, spectacular mountain views, productive farmland, existing improvements, tourism potential, and development flexibility are extraordinarily rare. This is far more than a real estate investment--it is an opportunity to create a lasting legacy in one of the Southeast's premier outdoor destinations. IMPORTANT NOTE: A portion of this property is under contract. Upon survey and sale, the acreage and improvements included in this listing may change.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Dishwasher • Dryer • Heat Pump • Propane Heating • Range • Refrigerator • Smoke Detector(s) • Washer

EXTERIOR

Cleared • Composition Roof • County Road • Infrastructure In • Metal Roof • Vinyl Siding Exterior

OTHER

Cable Connected • Electricity Connected • Propane • Public Water • Recreation • Residential • Retail • Septic Tank Sewer • Survey • Updated/Remodeled Condition • Water Connected

Listing courtesy of Highlands Real Estate Sea Glass

SCAN TO VIEW ONLINE
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