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503 Georgia Avenue, Bristol, TN 37620

$350,000 · MLS #9996165 · 8 bed / 4 bath · www.brphomes.com/mls/9996165



8	4	4,374	1947	0.32
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1947
Lot Acreage: 0.32
Fireplaces: 0
Above Grade Sq Ft: 4,374
Lot Dimensions: 158.4 X 204M IRR

City Taxes: $1,899.61
County Taxes: $1,660.64
Basement Sq Ft: 0
Garage Sq Ft: 0
Garage Spaces: 3
Elementary School: Fairmount
Middle School: Vance
High School: Tennessee

Description

-IMMEDIATE INCOME PRODUCING!
-CONVENIENT LOCATION!

-OWNER OCCUPY OR INVESTOR OPPORTUNITY!

This beautiful two-story brick Triplex is located in Fairmount Historic District and is just minutes from Fairmount Elementary School, Vance Middle School, Tennessee High School, King College, Bristol Medical Center, Hardrock Casino, downtown Bristol, and other shops and restaurants.

Current Gross annual income $37,200.00.

-- UNIT #1 --
- Rent at: $1100 (possibly increasing to $1300 in September) / leased through August 2027
- 3-Bedroom
- 1.5 Bathroom

-- UNIT 2--
- Rent at: $800 / month to month
- 2 Bedroom
- 1.5 Bathroom

--UNIT 3--
- Rent at: $1,200 / leased through April 2027
- 3-Bedroom
- 1 Bathroom

Other notable features included but not limited to:
- Roof was installed 2011 w/ 30-year architectural shingles.
- Brick detached three car garage.
- All units come w/all kitchen appliances, and window AC units.

OVERHEAD/ EXPENSES:
- Individual units are responsible for all of their own utilities.
- Annual property insurance is approx. $2,269.
- Property taxes for 2025 were $3,560.25
- 2025 Handyman charges: $6,951
- Mowing is $70 every 2-3 weeks.

Supra box located on the back door of unit 1.
Allow for 24 hr. lead time for showings.

Aerial photo boundary lines are approximates only. Sq footage and other listing details pulled from 3rd party All information herein deemed reliable but not guaranteed. Buyer/ Buyers agent to verify all information and schedule showings thru Showing Time or call listing agent. Agents must ensure all buyers are pre-approved prior to scheduling showing.

Features & Amenities

INTERIOR

Baseboard Heating • Ceiling Fan(s) • Crawl Space Foundation • Eat-in Kitchen • Electric Dryer Hookup • Kitchen/Dining Combo • Plaster Walls • Range • Refrigerator • Single Pane Windows • Two-Level • Washer Hookup • Window Unit(s)

EXTERIOR

Block Foundation • Brick Exterior • Cleared Lot • Covered Porch/Patio • Front Porch • Garage(s) • Gravel • Historic • Rear Patio • Shingle Roof • Storage • Townhouse

OTHER

Average Condition • Public Sewer • Public Water

Listing courtesy of Hurd Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996165