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# 8260 Highway 19, Roan Mountain, TN 37687

**$239,777** · MLS #9995897 · www.brphomes.com/mls/9995897




**0.69**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 0.69
**City Taxes:** $0
**County Taxes:** $886.82
**Elementary School:** Roan Creek
**Middle School:** Soldiers Memorial
**High School:** Cloudland

## Description

Prime commercial opportunity in the heart of Roan Mountain with endless potential! Situated along the beautiful Doe River, this unique property offers incredible visibility, scenic views, and the perfect setting for your next business venture or investment property. The 1,200 sq. ft. metal building is elevated on stilts and already equipped with a 2-bedroom septic

system and public water, making it ideal for a bakery, café, boutique shop, or even a charming Airbnb conversion. An elevator provides easy access to the upper level, adding both convenience and accessibility for guests and customers alike. Set up for ultimate business exposure, the building features seven solid double-pane tempered glass commercial windows measuring 6 ft. wide by 4 ft. tall. The windows are lightly tinted to help reduce heat while still allowing in plenty of natural light. Only one window is positioned on the east angle to minimize excessive heat from direct sunlight entering the building. The front of the building includes two of these large commercial windows along with tinted commercial glass double-entry doors, creating an inviting storefront with excellent visibility. Inside, the property also features one 10x12 fully enclosed office complete with a designated mini-split A/C unit, electrical plugs, lighting, and plywood-reinforced overhead storage above the room. The office is insulated for sound and designed to maintain a separate room temperature, creating a comfortable and functional workspace. Guests and customers will love relaxing by the river at the covered picnic area beneath the building or enjoying the peaceful mountain scenery from the spacious upper deck and parking for 10+ vehicles.
Whether you're dreaming of opening a thriving small business or creating a one-of-a-kind vacation rental, this riverside property is packed with opportunity. Buyer and Buyers agent to verify all information.

## Features & Amenities

**EXTERIOR**

Commercial • Creek/Stream View • Highway • Level • Paved • Workshop

**OTHER**

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of Creek Country Real Estate

SCAN TO VIEW ONLINE
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