560 English Street, Bristol, TN 37620

$3,500 · MLS #9996198 · www.brphomes.com/mls/9996198



4,130	1940	0.59
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1940
Lot Acreage: 0.59
City Taxes: $1,736.17
County Taxes: $1,000

Description

Turn your business vision into reality with this incredibly versatile, turnkey commercial property. Boasting a rich history and a complete modern overhaul, this 4,130 SF building sits on a generous .59-acre lot with unbeatable exposure. Accessed by English St with road frontage on Volunteer Parkway, your business will benefit from a massive traffic count of 26,000 cars per day. Simultaneously located by the Wes Davis Greenway, give your patrons the ability to walk or bike straight to your doorstep on the less than 1 mile direct path to downtown. Whether you are envisioning a premier craft brewery, a vibrant event venue, a restaurant, a unique retail space, or fitness studios, this property is primed for success. Move in with total peace of mind. This property has been meticulously updated with major capital improvements, ensuring low maintenance and high efficiency for years to come. Brand New HVAC (2025): Fully updated heating and cooling

system. New Fire Sprinkler System (2024): Bringing the building up to top-tier safety standards. Upgraded Electrical & Plumbing (2024): Modern electrical service throughout, plus a partial kitchen with a recent electrical upgrade. New Roof (2022): Completely updated for maximum weather protection. Modern Bathrooms: Three brand-new bathrooms installed in 2024--including a spacious main restroom featuring a dedicated seating area (previously utilized as a "Green Room" for talent/comedians). Versatile Access: Features both traditional door entrances and a functional garage door, perfect for moving inventory or creating an indoor/outdoor open-air vibe. The interior features a built-in stage and bar, making it perfect for live entertainment, comedy shows, or a tasting room. The real magic, however, lies just outside the doors. Beer Garden & Event Potential: The property is completely fenced with a secure gate, offering the ideal layout for a bustling beer garden or outdoor event space licensed for alcohol sales. The building directly overlooks Beaver Creek, offering a picturesque backdrop with incredible potential for a custom creekside outdoor dining buildout. Bonus Event Space: An adjacent outdoor patio attached to the neighboring lofts/warehouse is available to rent, providing a seamless flow for massive outdoor gatherings (proud host of the famous pre-R&R kick-off event!). Zoning: B-3 (General Business District, allowing for a wide variety of commercial uses). Parking: 18 dedicated on-site parking spaces, with ample additional parking spaces available immediately adjacent to the property. A triple net lease will be offered for a term of 5 years. New tenant could possibly work together with current tenant to share the space. Don't miss out on one of the most dynamic commercial spaces available near downtown Bristol. Contact us today to schedule a private walkthrough and explore the possibilities.

Features & Amenities

INTERIOR

Fire Sprinkler System • Heat Pump

EXTERIOR

Block Exterior • City Street • Shingle Roof

OTHER

Above Average Condition • Flood Zone Easements • For Lease • Public Sewer • Public Water

Listing courtesy of Davenport Brothers Real Estate

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996198