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514 Ranier Drive, Kingsport, TN 37663

$100,000 · MLS #9996532 · 2 bed / 2 bath · www.brphomes.com/mls/9996532



2	2	1,400	1960	1.23
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1960
Lot Acreage: 1.23
Fireplaces: 3
Above Grade Sq Ft: 1,400
Lot Dimensions: 250 X 231.6

City Taxes: $0
County Taxes: $1,170.01
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Rock Springs
Middle School: Sullivan Heights Middle
High School: West Ridge

Description

Exceptional investment and development opportunity in the heart of Colonial Heights! Situated on a rare 1.23-acre hilltop lot in one of Kingsport's most sought-after neighborhoods, this unique property offers multiple avenues for value creation, including renovation, redevelopment, rental income, or new construction potential.

The existing home, approximately 1,400-1,500 square feet, features 2 bedrooms, 2 bathrooms, and a flexible bonus space ideal for a home office, walk-in closet, guest area, or additional storage. Major renovation work has already begun, including updated plumbing fixtures, electrical wiring and lights, and most drywall installation, allowing investors or owner-occupants to focus on the final finishes and customization.

The spacious primary bedroom features vaulted ceilings, while the kitchen layout provides an excellent foundation for a modern redesign. Whether you're looking to renovate and resell, create a long-term rental, or build equity through improvements, much of the heavy lifting has already been done.

Adding even more potential, the property includes a second structure that sustained fire damage, presenting additional redevelopment possibilities. Remove and rebuild, expand the existing footprint, create a guest house, workshop, or explore future development opportunities (buyer to verify zoning, subdivision, and permitted uses).

Properties offering acreage, privacy, hilltop views, and redevelopment potential in Colonial Heights are increasingly difficult to find. Surrounded by established homes and strong property values, this is a rare chance for investors, builders, developers, and flippers to capitalize on a high-demand Kingsport location with significant upside potential.

Don't miss this opportunity to unlock the value of one of Colonial Heights' most unique investment properties.

Please do not enter the burned down structure due to safety concerns.

Features & Amenities

INTERIOR

Drywall Walls • One-Level

EXTERIOR

Gazebo • Outbuilding • Vinyl Siding Exterior

OTHER

Fixer Condition • Public Water • Septic Tank Sewer • Under Construction Condition

Listing courtesy of CENTURY 21 Legacy Fort Henry

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996532