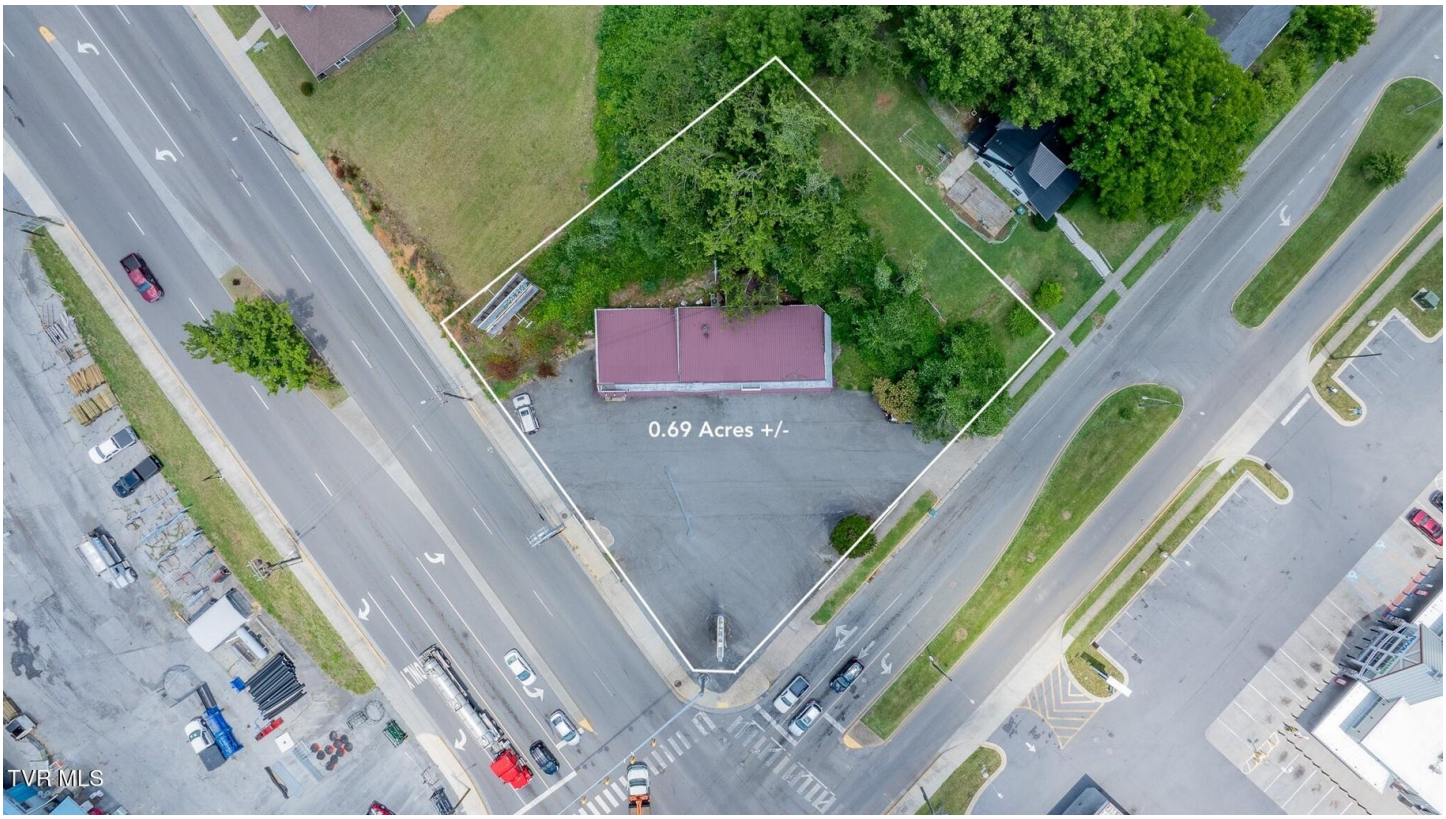
601 Commonwealth Avenue, Bristol, VA 24201

$1,100,000 · MLS #9997811 · www.brphomes.com/mls/9997811



5,018	1971	0.53
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1971
Lot Acreage: 0.53
City Taxes: $3,092.32
County Taxes: $0

Description

INVESTMENT OPPORTUNITY IN BRISTOL, VIRGINIA.

Acquire an income-producing commercial property with established tenants, strong visibility, and future expansion potential at the prominent corner of Commonwealth Avenue and Euclid Avenue.

Situated on approximately 0.54 acres, the property features a commercial building offering approximately 2,536 square feet of usable space and is currently occupied by two active tenants paying $1,500 and $2,500 per month, generating combined gross rental income of $4,000 per month, or $48,000 annually.

The property benefits from excellent exposure at a highly traveled intersection, with VDOT traffic estimates indicating approximately 11,500 vehicles pass this corner each day. Its strategic location places the property approximately 1.9 miles from the Hard Rock Hotel & Casino Bristol, 1.5 miles from Interstate 81, and just 1.1 miles from historic Downtown

Bristol.

Additional growth potential may be available through the acquisition of approximately 0.35 acres of adjoining property located along Euclid Avenue, which is available for separate negotiation. If acquired, the combined site could offer approximately 0.89 acres and create additional possibilities for expansion, parking, redevelopment, or future commercial use, subject to applicable zoning and approvals.

This offering presents investors with a compelling combination of immediate rental income, established occupancy, high daily traffic exposure, regional accessibility, and long-term strategic potential in the growing Bristol market. Continue operating as an income-producing investment or explore future opportunities to reposition and expand the site.

IT IS THE SOLE RESPONSIBILITY OF BUYER AND BUYER AGENT TO VERIFY ALL INFORMATION CONTAINED HEREIN

Features & Amenities

INTERIOR

Additional Building(s) • Central Air • Central Heating • Smoke Detector(s)

EXTERIOR

City Street • Cleared • Composition Roof • Metal Siding Exterior • Stucco Exterior • Vinyl Siding Exterior

OTHER

220 Volts • Average Condition • Electricity Connected • Public Sewer • Public Water • Retail • Shopping • Water Connected

Listing courtesy of LPT Realty - Griffin Home Group

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997811