254 South Shady Street, Mountain City, TN 37683

$279,900 · MLS #9996711 · www.brphomes.com/mls/9996711



660	2015	0.29
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2015
Lot Acreage: 0.29
City Taxes: $690.55
County Taxes: $1,228.76

Description

Best Small Business Location in Mountain City
Location, visibility, flexibility, and opportunity--this commercial property checks all the boxes. Formerly known as "Flips," this well-known 660 square foot building sits in what may be one of the best small business locations in Mountain City, Tennessee, directly on busy South Shady Street with exceptional visibility, easy access, and high daily traffic.

If you've been dreaming of owning your own business, this property offers the perfect place to get started. Previously operating as a fast-food drive-thru restaurant, the building is already equipped with a working hood vent system and three-phase electric, making it an excellent opportunity for a restaurant, coffee shop, bakery, sandwich shop, breakfast spot,

quick market, grab-and-go concept, ice cream stand, or specialty food business.

But the opportunities do not stop there. This prime location is not limited to food service. Whether your vision is a hair salon, barber shop, insurance office, boutique retail, florist, tax office, real estate office, specialty shop, or something completely unique, this location offers unmatched visibility for almost any small business venture.

Outdoor enthusiasts and entrepreneurs will especially appreciate the location. Positioned at the base of Doe Mountain Recreation Area, this property presents exciting possibilities for an ATV or side-by-side repair shop, outdoor adventure outfitter, hiking and trail supply store, e-bike rentals, outdoor gear sales, or a business catering to the many visitors who come to Johnson County for recreation and tourism.

Inside, the building offers a practical and functional layout with an office, bathroom, and an open main area ready to be customized to fit your vision. Built of durable cinderblock construction, this building has solid bones and an easy-to-remodel layout, making it simple to adapt for a variety of business needs.

Looking for an investment opportunity? This property also makes an excellent addition to an investment portfolio. Purchase, improve, and lease to a business owner looking for one of the best commercial locations in town. A great building in a great location is always in demand.

In Johnson County, location matters--and it simply doesn't get much better than South Shady Street. Just about everyone passes this high-traffic corridor daily, making it one of the best locations in town for a business that needs to be seen, recognized, and easily accessed by the community. If convenience, visibility, and traffic flow matter to your business, this location delivers.

Adding even more value, the heat and air system is newer and currently under warranty, giving a new owner peace of mind while getting their business up and running.

Small in size but big on potential, this building offers strong infrastructure, endless flexibility, and the kind of location entrepreneurs dream about. Why spend months building from scratch when you could bring your vision to life and be planning your grand opening sooner than you think?

Bring your vision, your business plan, and your dream--this could be the opportunity you've been waiting for.

Buyer/buyer's agent to verify all information. Information deemed reliable and taken from seller/tax records but not guaranteed.

Features & Amenities

INTERIOR

Exterior Lights • Fire Sprinkler System • Heat Pump • Refrigerator

EXTERIOR

Block Exterior • Finished Lot(s) • Highway • Rubber Roof

OTHER

220 Volts • Average Condition • Building Restrictions • Electricity Available • Fiber Available • Franchise • Grocery • Phase 3 • Public Sewer • Public Water • Restaurant • Retail • Sewer Connected • Survey • Water Connected

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996711