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426 Pinnacle Parkway 350, Bristol, TN 37620

$115,611 · MLS #9997595 · www.brphomes.com/mls/9997595



2,000	2021	1.69
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 2021
Lot Acreage: 1.69
City Taxes: $5,580.76
County Taxes: $4,878.70

Description

Turn-Key Commercial Bakery - Prime Retail Location
Exceptional opportunity to acquire a fully operational, nationally recognized gourmet cookie franchise in one of the region's premier retail destinations. This is a turnkey business featuring a modern build-out, premium equipment, established operations, and a loyal customer base. The business benefits from strong brand recognition, repeat clientele, and a high-traffic location with excellent visibility and ample parking.

The franchise specializes in oversized gourmet cookies, rotating weekly flavors, catering, and special event orders, creating multiple revenue streams while maintaining strong customer engagement through an innovative marketing platform.

Business Highlights

Established franchise with proven operating system
Prime retail location with excellent visibility and high traffic
Beautiful, modern interior with quality fixtures and equipment
Fully equipped and operational
Strong brand recognition and social media presence
Experienced staff may be available to remain
Ongoing franchisor training and support
Growth opportunities through catering, corporate accounts, online ordering, and delivery services

This business is ideal for an owner-operator or investor seeking a turnkey opportunity with an established national brand. Financial information is available to qualified buyers upon execution of a confidentiality agreement (NDA). Buyer approval by the franchisor is required.

Business assets only. Real estate is not included. The business operates under a lease, which is subject to landlord and franchisor approval for assignment or transfer.

Features & Amenities

INTERIOR

Central Air • Freezer • Furniture • Heat Pump • Refrigeration • Refrigerator

EXTERIOR

City Street • Cleared • Finished Lot(s) • Rubber Roof • Stucco Exterior • Synthetic Stucco Exterior

OTHER

220 Volts • 440 Volts • Above Average Condition • Building Restrictions • Business Only • Electricity Connected • Franchise • Leases • Natural Gas Connected • Phase 3 • Phone Connected • Profit/Loss Statement • Public Sewer • Public Water • Restaurant • Sewer Connected • Strip Center • Water Connected

Listing courtesy of Summit Properties

SCAN TO VIEW ONLINE
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