4006 Memorial Boulevard, Kingsport, TN 37664

$415,000 · MLS #9997872 · www.brphomes.com/mls/9997872

4,045	1947	1.28
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1947
Lot Acreage: 1.28
City Taxes: $1,563.24
County Taxes: $1,503.22

Description

This investment property--including two buildings and seven units--offers immediate rental income. At full capacity, this property provides an 8.7% cap rate and enough land to further develop and add more units for additional future income. With the TDOT road improvements on Hwy 126, the approximate boundary lines already show the new property borders which will change the traffic patterns for the better after the road modifications. Between an unfinished basement and a garage workshop, you'll also have plenty of storage space on site for anything needed for property management.
Features to note include a 2yr old metal roof on Building 2, a 5yr old metal roof on Building 1, some plumbing and electrical updates, remodeling in process in 2 vacant units, and current tenants with good rental history. Whether you're already an investor or just stepping into the rental market, this property offers the unique position for established income with growth potential for more.

Sale includes both parcels 062C E 017.00 and 062C E 018.00. Buyer(s)/buyer(s) agents to verify all information.

Features & Amenities

INTERIOR

Basement • Ceiling Fan(s) • Dumpster • Exterior Lights • Heat Pump • Overhead Doors • Range • Refrigerator • Smoke Detector(s) • Space Heater Heating • Wall Furnace Heating • Window Unit(s)

EXTERIOR

Brick Exterior • City Street • Concrete Exterior • Finished Lot(s) • Metal Roof • Raw Land • Vinyl Siding Exterior

OTHER

220 Volts • Aerial • Below Average Condition • Electricity Connected • Fee Simple • Floor Plan • Leases • Natural Gas Available • Public Sewer • Public Water • Residential • Sewer Connected

Listing courtesy of CENTURY 21 Legacy Fort Henry

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997872