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412 6th Street, Bristol, TN 37620

$549,900 · MLS #9997982 · www.brphomes.com/mls/9997982



6,184	1870	0.44
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1870
Lot Acreage: 0.44
City Taxes: $1,835.10
County Taxes: $2,035.90

Description

Looking for a downtown showpiece with endless potential? Don't miss this one!

Built in the 1870s for the Vance family and later recognized as one of Bristol's historic landmarks, this iconic Victorian has been thoughtfully reimagined, seamlessly merging timeless architecture with modern functionality. Zoned B-1A and previously operated as a restaurant, it's ready for whatever vision you bring to the table: a high-end restaurant, luxury bed and breakfast, wedding venue, or something entirely your own!

Inside you'll find over 5,200 square feet of history and craftsmanship -- from the intricate woodwork and original hardwood

floors to the detailed staircase and fireplaces that anchor nearly every room. A custom bar and fully equipped commercial kitchen with walk-in coolers offer exceptional functionality, while multiple dining areas, five restrooms, and dedicated office space provide flexibility for any concept. The charm continues outdoors with ornate porch detailing and a rare original slate roof. The wraparound porch offers inviting outdoor seating and a stage for live entertainment -- the perfect setup for gatherings, music nights, or a one-of-a-kind event space. Every detail reflects the care and pride that's gone into maintaining this property's timeless character while ensuring its functionality for modern use.

Strategically positioned in the heart of everything, this property is within walking distance to downtown Bristol, and just a short drive away from HardRock Casino, Bristol Motor Speedway, and so much more that Bristol has to offer! Whether you're an entrepreneur looking to create, expand, or relocate your business, an investor looking for a unique opportunity, or simply a visionary looking to preserve one of the most iconic homes in Bristol- don't miss your chance to own this blank canvas! All information contained herein is gathered from third party sources, tax records, homeowner and is subject to buyers and buyers agent verification.

Features & Amenities

INTERIOR

Additional Building(s) • Basement • Boiler • Central Air • Central Heating • Dishwasher • Exterior Lights • Freezer • Inside Storage • Outside Storage • Range • Refrigeration

EXTERIOR

City Street • Infrastructure In • Slate Roof • Wood Siding Exterior

OTHER

Above Average Condition • Fee Simple • Floor Plan • Leases • Phase 3 • Plat • Professional/Office • Public Sewer • Public Water • Restaurant • Retail

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997982