1604 West State Street, Bristol, TN 37620

$879,000 · MLS #9999028 · www.brphomes.com/mls/9999028



13,900	1958	0.53
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1958
Lot Acreage: 0.53
City Taxes: $3,369.56
County Taxes: $4,081.88

Description

Prime Commercial Property for Sale or Lease - 16,500 +/-Sq Ft on 0.7 Acres+/-located in a heavily trafficked section of West State Street, with its own parking lot and an additional bonus paved striped lot, plus ample street parking. Situated between downtown, the New Hard Rock Casino, and the Pinnacle, it's just a mile from the Birthplace of Country Music Museum, The Bristol Speedway, local breweries, and the Hard Rock Casino and Hotel . This property is perfect for a variety of uses, from a multi-functional entertainment venue to a large retail or restaurant space. Its location and layout

make it ideal for those looking to capitalize on the area's growth and proximity to major attractions. Property Features include High-traffic area with easy access to downtown, local attractions, shopping, and dining. Main Floor (11,000 Sq Ft +/-): Includes 2 bars, a stage, and an open hall for entertainment, seating, or retail use. Back Bar (5,500 Sq Ft +/-) Separate bar/restaurant area with fully equipped kitchen, large U-shaped bar, ample seating, walk-in cooler, and additional coolers. Upstairs (2,600 Sq Ft +/-) Office space or potential for open area, mezzanine, or viewing area for the stage Terrazzo floors in good condition thru most of the building, restrooms, concession areas, and storage. See all updates listed with the pictures.

Features & Amenities

INTERIOR

Central Air • Delivery Doors • Electric Heating • Exterior Lights • Handicap Access • Lighting-Fluorescent • Natural Gas Heating • Smoke Detector(s)

EXTERIOR

Block Exterior • Brick Exterior • City Street • Rubber Roof • Shingle Roof • Stone Veneer Exterior

OTHER

Above Average Condition • Bar/Tavern/Lounge • Electricity Connected • Fiber Available • Industrial • Office/Showroom • Phone Connected • Professional/Office • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of REMAX Checkmate, Inc. Realtors

SCAN TO VIEW ONLINE
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