

709 Bluff City Highway, Bristol, TN 37620

\$12 · MLS #9999227 · www.brphomes.com/mls/9999227



3,459
SQ FT

1959
YEAR BUILT

0.82
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1959

Lot Acreage: 0.82

City Taxes: \$3,566.02

County Taxes: \$3,117.41

Description

Looking for office space in Bristol? Don't miss this one!

Showcasing over 3,400 square feet of turnkey space, this property was previously operated as a successful dental practice and is outfitted with seven operatories, a dedicated prep station, welcoming reception area, spacious waiting room, oversized conference room, break room, multiple restrooms, and ample storage throughout--offering a rare opportunity to step into a space already designed for efficiency and functionality.

Zoned B-1 and originally designed for healthcare use, the thoughtfully configured floor plan offers an ideal blend of

treatment areas, private offices, administrative space, and patient-facing amenities. Well-suited for dental, orthodontic, chiropractic, physical therapy, primary care, specialty medical, wellness, and other professional office users, this flexible space provides a rare opportunity to occupy an established facility while retaining the ability to customize the layout to meet your specific operational needs.

Strategically positioned along Bluff City Highway, the property benefits from exposure to approximately 10,000+ vehicles per day while remaining just minutes from Downtown Bristol, Interstate 81, Bristol Regional Medical Center, The Pinnacle, and numerous surrounding businesses. Combining accessibility, visibility, and existing infrastructure, this property is uniquely positioned to serve a wide range of professional and healthcare-related users.

Constructed with concrete and steel, the building was designed with durability and functionality in mind. The solid construction not only offers long-term reliability and reduced maintenance concerns, but also provides superior sound attenuation, creating a quieter and more professional environment throughout the space. Further enhancing its appeal, the property offers 14 dedicated parking spaces for employees, clients, and visitors. For tenants seeking a smaller footprint, the space can also be demised to approximately 2,400 square feet, providing a level of flexibility rarely found in today's market.

Offered at \$12.00/SF NNN, this is a rare opportunity to lease a move-in ready facility with existing infrastructure, exceptional visibility, and a highly functional layout. Whether you're launching a new venture, relocating an existing practice, or expanding your operation, this versatile space is ready to support your business from day one. Call today to schedule your appointment! 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

Handicap Access • Heat Pump

EXTERIOR

City Street • Infrastructure In • Rubber Roof • Stone Exterior • Stucco Exterior

OTHER

220 Volts • Average Condition • Dental • Education/School • For Lease • Medical • Professional/Office • Public Sewer • Public Water

Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999227