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231 East 5th Street, Big Stone Gap, VA 24219

$789,900 · MLS #9999323 · www.brphomes.com/mls/9999323



6,200	2015	0.6
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2015
Lot Acreage: 0.6
City Taxes: $1,419.88
County Taxes: $2,226.63

Description

Turnkey business opportunity at the gateway to Big Stone Gap! This established country-style restaurant and store offers the character, visibility, and versatility that are increasingly hard to find. Positioned along a highly traveled entry route into town, the property benefits from excellent exposure and an existing business that a new owner can step right into--or reimagine into a small-town business of their own.

The restaurant portion was constructed within the last few years and features a warm, rustic atmosphere with beautiful wood finishes, vaulted ceilings, booth and table seating, a spacious covered front porch, and a full bar area perfect for dining, entertainment, and gathering. Behind the scenes, the property is equipped with a full commercial kitchen, walk-in coolers/freezers, food service areas, and ample space to support an established restaurant operation.

But the opportunity doesn't stop with the restaurant. The property also includes a separate storefront that has previously operated as a convenience/country store, providing additional potential for retail, grab-and-go items, local goods, or specialty merchandise. The property currently offers propane service and has also become a destination for seasonal flowers, plants, and décor, creating multiple ways to generate income from one location.

Outdoor covered seating adds even more charm and usable space, while the property's distinctive roadside presence and large signage provide exceptional visibility to passing traffic.

For the buyer looking for a true turnkey opportunity, the current owner is open to a new owner taking over the existing operation with employees in place, offering the chance to continue an already established local business. Or bring your own vision and transform this unique property into the restaurant, market, entertainment venue, retail concept, or small-town destination you've always wanted.

The infrastructure is here. The character is already built in. The location puts you in front of the traffic. Now it's ready for its next chapter.

Large parking lot directly across from store potentially available for lease as extra parking.

Business operations, employees, equipment, inventory, licenses, propane operations, and other items subject to the terms of sale and applicable approvals.

Features & Amenities

INTERIOR

Additional Building(s) • Central Air • Central Heating • Freezer • Furniture

EXTERIOR

Brick Exterior • City Street • Metal Roof • Shingle Roof • Wood Siding Exterior

OTHER

440 Volts • Convenience Store • Distribution • Public Sewer • Public Water • Restaurant • Retail

Listing courtesy of Park Hill Realty Group, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999323