

2537 Sullivan Gardens Parkway, Kingsport, TN 37660

\$245,000 · MLS #10000833 · www.brphomes.com/mls/10000833



1,475
SQ FT

2026
YEAR BUILT

0.24
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2026

Lot Acreage: 0.24

City Taxes: \$606.34

County Taxes: \$583.06

Description

B-1 Commercial Opportunity with Parkway Frontage -- Sullivan Gardens Parkway, Kingsport!

Looking for an affordable spot to launch or relocate your business? This B-1 zoned property on well-traveled Sullivan Gardens Parkway delivers visibility, flexibility, and brand new construction at a price point that's hard to beat in today's commercial market.

The star of the property is a never-occupied 2026 manufactured home with 1,475 square feet of open, adaptable space. The floor plan's open-concept main area is ready to serve as an office, salon, studio, or client-facing storefront, while the

three separate rooms offer natural divisions for private offices, treatment rooms, or storage. Two full baths and a dedicated utility room round out the functionality, and because everything is brand new, you can put your budget toward building your business instead of building repairs.

A brick storage shed in the back adds space for inventory, equipment, or supplies, and the just-under-quarter-acre lot keeps maintenance simple. Quick access to Highway 93 puts you within easy reach of Kingsport, the Tri-Cities, and the daily traffic that drives new business through your door.

And here's the flexibility factor: B-1 zoning means this property works as a business, a residence, or both -- live where you work, lease it out, or hold it as an investment as the corridor continues to grow.

Priced to move and ready for your vision -- schedule your showing today! Buyer to verify permitted uses with Kingsport zoning and all other information.

Features & Amenities

INTERIOR

Central Air • Central Heating • Dishwasher • Heat Pump • Range • Refrigerator

EXTERIOR

Highway • Infrastructure In • Shingle Roof • Vinyl Siding Exterior

OTHER

220 Volts • Above Average Condition • Aerial • Barber/Beauty • New Construction Condition • Office/Showroom • Professional Service • Public Sewer • Public Water • Residential • Utility Easement Restrictions

Listing courtesy of Fathom Realty



SCAN TO VIEW ONLINE
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