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3266 Highway 321, Hampton, TN 37658

$344,900 · MLS #10001755 · www.brphomes.com/mls/10001755



2,300	1958	0.95
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1958
Lot Acreage: 0.95
City Taxes: $0
County Taxes: $1,661.16

Description

Here's your opportunity to own a fully equipped, fully functioning restaurant just minutes from beautiful Watauga Lake! This property is truly turnkey, with everything needed to operate a restaurant already in place from commercial kitchen equipment and refrigeration to tables, serving ware, plates, silverware, and more.

Upon entering, you'll find a spacious front service area with a customer counter and dessert display cooler, leading into three large dining rooms. One dining area features beautiful wood walls and ceilings, creating a warm and inviting atmosphere for guests. The property also includes two sets of customer bathrooms plus a separate employee bathroom.

The commercial kitchen is designed for full restaurant operations and includes multiple refrigerators, commercial ovens, fryers, prep tables, pots and pans, drink machines, dishwashing area, cooking and serving areas, and ample workspace. Beyond the main kitchen is an additional room featuring a walk-in cooler, walk-in freezer, and additional prep and cooking space. Two dedicated tea rooms provide additional functionality for drink service and order preparation.

From the front of the house to the back-of-house operations, this property comes equipped with an extensive inventory of restaurant equipment and supplies, making it possible for a new owner to step in and begin operating with significantly less build-out and startup work.

Located approximately five minutes from Watauga Lake, this property offers tremendous potential for an established entrepreneur, investor, or someone looking to bring a new concept to the area. Whether you continue the current restaurant use or bring your own vision, the possibilities are extensive.

A rare opportunity to purchase a restaurant that truly has it all, location, space, equipment, and endless potential!

All information taken from CRS/Seller. Buyer/Buyer's Agent to verify all information.

IMPORTANT OCCUPANCY INFORMATION: Property is currently tenant-occupied. The current tenant will require 60 days' notice to vacate following the sale/closing, providing the new owner with possession after the 60-day notice period.

Features & Amenities

INTERIOR

Dishwasher • Exterior Lights • Freezer • Furniture • Heat Pump • Refrigeration • Refrigerator

EXTERIOR

Block Exterior • Highway • Metal Roof • Wood Siding Exterior

OTHER

Average Condition • Electricity Connected • Fee Simple • Phase 3 • Public Water • Restaurant • Septic Tank Sewer • Sewer Connected • Water Connected

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001755