2608 North Roan Street, Johnson City, TN 37601

$6,000 · MLS #10001444 · www.brphomes.com/mls/10001444



8,604	1954	1.41
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1954
Lot Acreage: 1.41
City Taxes: $7,234.37
County Taxes: $8,974.08

Description

Now For Lease! Excellent opportunity to lease an existing, fully equipped restaurant fronting North Roan Street in Johnson City. The property offers approximately 5,270 SF of main-level restaurant space plus 3,334 SF of additional basement space, for a total of 8,604 SF included in the lease.

The restaurant is already outfitted with much of the infrastructure, equipment, furnishings, and service ware needed for restaurant operations. Existing items include two grills and hood systems, multiple walk-in coolers/freezers, approximately

28 tables with chairs and booths, plates, cups, and additional restaurant equipment and furnishings. The existing equipment remains with the property and is available to the tenant at no additional cost.

The dining area offers an estimated seating capacity of approximately 130 guests, while the property provides 45+ on-site parking spaces on approximately 1.4 acres.

An additional 3,334 SF basement is included in the lease, providing substantial additional space for storage and other operational needs without taking away from the main restaurant footprint.

Property Highlights

- ±5,270 SF fully equipped restaurant + 3,334 SF basement
- $6,000/month NNN | Immediate availability
- Existing commercial kitchen equipment, furnishings & service ware included at no additional cost
- Approximately 130-seat capacity
- 45+ on-site parking spaces
- ±1.4-acre site with N Roan Street frontage
- High-visibility location with approximately 29,309 VPD

The existing setup may be particularly attractive to an operator looking to enter the Johnson City market, relocate an existing restaurant, expand to an additional location, or launch a new concept while avoiding much of the cost and time associated with building out a restaurant from an empty shell.

Ownership will also consider ground-lease opportunities for redevelopment of the ±1.4-acre site. With N Roan Street frontage and approximately 29,309 VPD, the site may also be considered by users seeking a redevelopment opportunity for a new freestanding concept, subject to zoning, site requirements, mutually agreeable lease terms, and applicable approvals.

Features & Amenities

EXTERIOR

Brick Exterior • Vinyl Siding Exterior

OTHER

Restaurant

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
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