# 140 Island Road, Kingsport, TN 37664

**$450,000** · MLS #10001722 · www.brphomes.com/mls/10001722




| 2,142 | 1945 | 6.59 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 1945
**Lot Acreage:** 6.59
**City Taxes:** $819.36
**County Taxes:** $787.90

## Description

Prime Commercial/Industrial Opportunity with 6.59 Acres and Excellent Access! This versatile property offers approximately 6.59 acres of usable, gently laying land with road frontage and two potential access points, one from Island Road and another from Highway 126. Conveniently located less than 3 miles from Interstate 81, providing excellent access to Kingsport, the Tri-Cities and regional transportation routes.
The property includes an approximately 30' x 60' block building (1,800± sq. ft.) featuring a 12' x 10' roll-up garage door and side docking/loading bays, offering a functional space for storage, equipment, service, warehouse or light industrial uses. There is also an existing approximately 1,000 sq. ft. house that could be renovated for office, residential, caretaker or additional business use, subject to applicable zoning and approvals. Public property records also identify the existing home as approximately 1,000 sq. ft. on the 6.59-acre tract. Zillow

The combination of acreage, accessibility, multiple potential entrances and existing improvements creates numerous possibilities for an owner-user, investor or business looking for room to expand. Potential uses could include equipment sales/service, contractor or construction company headquarters, landscaping or excavation business, automotive or small equipment repair, warehouse/storage operation, building-materials business, agricultural-related business, plumbing/HVAC/electrical contractor, landscaping company, fleet or equipment storage, or other commercial/light-industrial uses, subject to zoning, permitting and applicable restrictions. Rare opportunity to acquire a substantial acreage tract with existing commercial improvements and convenient access to Highway 126 and I-81. Bring your business, investment plans or redevelopment ideas!. Part or all of the information in this listing may have been obtained from a 3rd party and/or tax records and must be verified before assuming accurate. Buyer(s) must verify all information.

## Features & Amenities

**INTERIOR**

Additional Building(s) • Central Air • Central Heating • Heat Pump • Oil Heating

**EXTERIOR**

Block Exterior • Cleared • County Road • Highway • Shingle Roof • Vinyl Siding Exterior • Wood Siding Exterior

**OTHER**

220 Volts • Aerial • Auto Repair-Specialty • Auto Service • Average Condition • Building Trade • Distribution • Electricity Available • Fee Simple • Public Water • Septic Tank Sewer • Water Available

Listing courtesy of CENTURY 21 Legacy

SCAN TO VIEW ONLINE
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