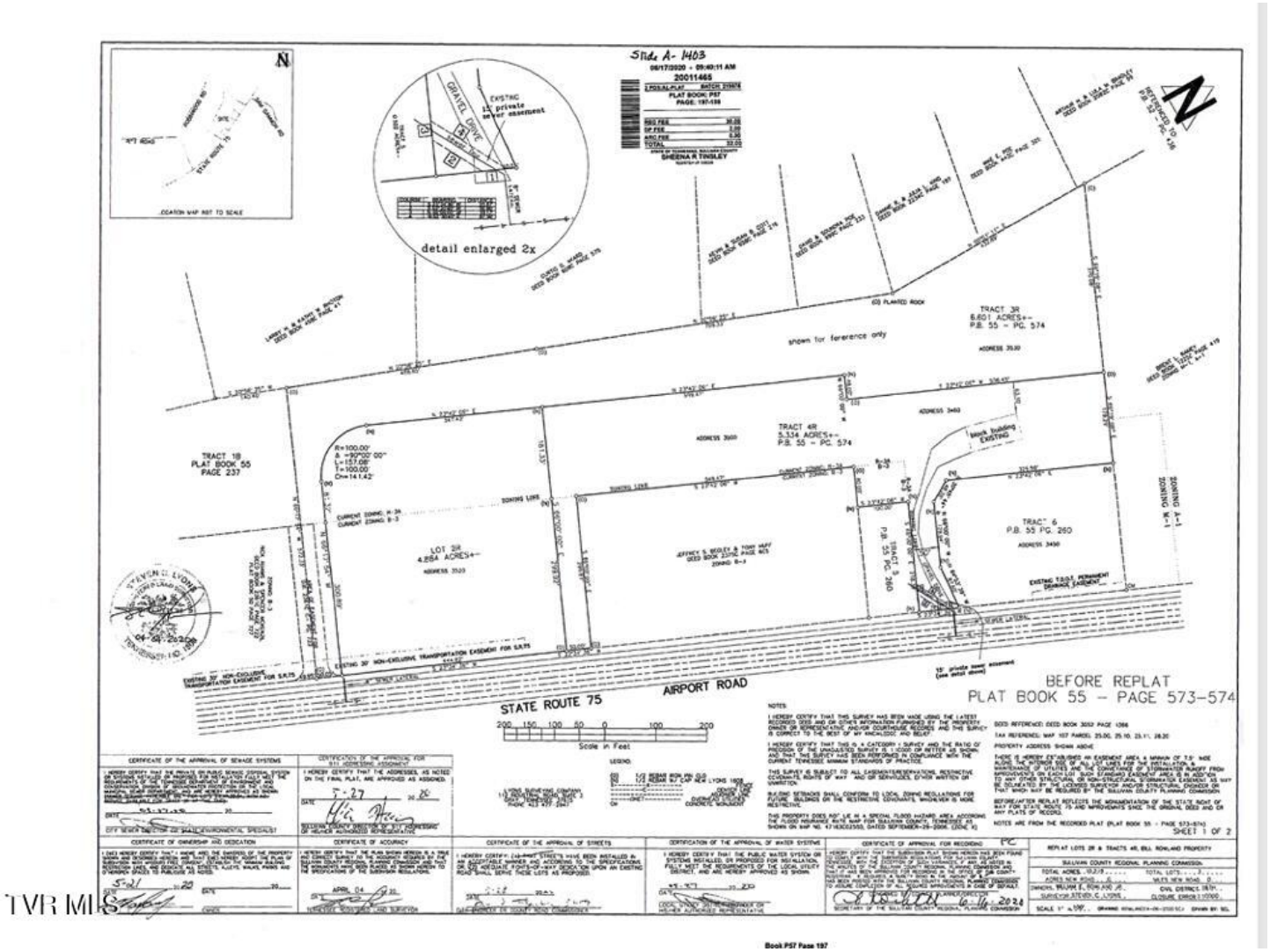
FOUND ON WWW.BRPHOMES.COM

3460 Highway 75, Kingsport, TN 37663

$549,000 · MLS #10001994 · www.brphomes.com/mls/10001994



5,000	2013	5.33
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2013
Lot Acreage: 5.33
City Taxes: $0
County Taxes: $3,556.12

Description

PRIME MULTI-USE COMMERCIAL INVESTMENT OPPORTUNITY -- $549,000

3460 Highway 75 | Blountville, Tennessee

5.33 Acres | 10,000 SF Commercial Building | Existing Rental Income | B-3 Commercial Zoning

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC · MLS #10001994 · Generated November 26, 2026
Information deemed reliable but not guaranteed.

EXCEPTIONAL COMMERCIAL INVESTMENT PROPERTY NEAR TRI-CITIES AIRPORT!

Discover an outstanding investment and business opportunity with this 5.33-acre commercial property strategically located along Highway 75 between Tri-Cities Airport and Gray, Tennessee. Featuring a 10,000-square-foot, two-story commercial building, established rental income, secure outdoor storage facilities, and additional acreage for expansion, this versatile property offers significant potential for investors, developers, contractors, and business owners.

Conveniently situated near Boone Lake and within easy reach of Kingsport, Bristol, Johnson City, and Blountville, the property provides excellent regional accessibility and convenient connections to major transportation corridors.

Currently generating $2,000 per month ($24,000 annually) in gross rental income, the property offers immediate revenue with opportunities to increase income through additional leasing, expanded storage operations, or future development.

10,000 SF COMMERCIAL BUILDING -- FLEXIBLE BUSINESS & RENTAL SPACE

The well-constructed building features two 5,000-square-foot floors, utilizing truss construction to maximize open interior space and accommodate a variety of commercial and residential applications.

First Floor -- 5,000 SF Commercial Space

The ground level provides an expansive open floor plan, private office, and 12-foot garage door for convenient equipment, inventory, and commercial access. Currently occupied by an established resale shop tenant with approximately two years remaining on the lease, this space provides an existing income stream.

Built for substantial commercial use, the first floor includes an 8-inch reinforced concrete slab with ½-inch reinforcing steel and substantial 3' x 3' concrete footers.

Second Floor -- 5,000 SF Residential & Expansion Space

The upper level contains two finished apartments and additional unfinished open space suitable for potential offices, storage, additional residential units, or other permitted uses.

This configuration offers opportunities for multiple rental income streams or an owner-operated business requiring commercial space with on-site residential accommodations.

SUBSTANTIAL ELECTRICAL CAPACITY & UTILITIES

The building is equipped with electrical infrastructure designed to accommodate a variety of commercial and light industrial applications, including:

600-amp, three-phase electrical service

Two 75 kW transformers

One 480-volt outlet

Two 220-volt outlets

City water and sewer

Satellite and internet access

These improvements provide valuable infrastructure for businesses requiring substantial electrical capacity, equipment

operation, warehouse facilities, or specialized commercial services.

SECURE OUTDOOR STORAGE & EXPANSION POTENTIAL

The property includes an established, lighted outdoor storage area featuring security fencing, an automatic entrance gate, lighting, and signage.

Additional acreage provides opportunities for commercial vehicle parking, contractor equipment storage, fleet operations, building material storage, or a commercial lay-down yard.

With 5.33 acres of B-3 commercially zoned land, the property offers flexibility for expanding existing operations, generating additional rental income, constructing future improvements, or pursuing alternative commercial development.

STRATEGIC HIGHWAY 75 LOCATION

Situated along Highway 75 near Tri-Cities Airport and Boone Lake, the property offers convenient access to the major commercial and population centers of Northeast Tennessee.

Its location between the airport and Gray provides an attractive operating base for businesses serving Kingsport, Bristol, Johnson City, Blountville, and surrounding com

Features & Amenities

INTERIOR

Central Air • Central Heating • Exterior Lights • Garage Bay(s) • Lighting-Fluorescent • Outside Storage • Part Fenced

EXTERIOR

Block Exterior • Highway • Infrastructure In • Metal Roof • Stucco Exterior

OTHER

Average Condition • Cable Connected • Distribution • Electricity Connected • Fee Simple • Industrial • Manufacturing • Phase 3 • Power Line Easements • Public Sewer • Public Water • Rec Right of Way Easements • Residential • Right of Way Restrictions • Sewer Connected • Survey • Water Connected

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SCAN TO VIEW ONLINE
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