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# 405 South Armstrong, Rogersville, TN 37857

**$679,900** · MLS #10002085 · www.brphomes.com/mls/10002085




| 5,850 | 1989 |
|---|---|
| SQ FT | YEAR BUILT |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 1989
**City Taxes:** $2,967.05
**County Taxes:** $4,127.21

## Description

PRIME COMMERCIAL INVESTMENT OPPORTUNITY IN THE HEART OF ROGERSVILLE!

Welcome to 405 S. Armstrong Road, an exceptional opportunity to own a well-maintained commercial property offering approximately 5,850 square feet of versatile business space in a convenient Rogersville location!

Built in 1989, this 10-door commercial building currently accommodates four tenants, with additional vacant space available for a fifth business. Whether you're an investor looking to expand your portfolio or a business owner seeking a property with established rental income potential, this property offers an attractive combination of versatility, functionality, and opportunity.

With multiple tenant spaces and room for additional occupancy, this property presents an excellent opportunity to generate rental income while positioning yourself for future growth. Its convenient location in the heart of Rogersville makes it an appealing option for a variety of commercial uses.

Opportunities like this don't come along every day! Whether you're looking to invest, expand, or establish your own business while benefiting from existing tenants, 405 S. Armstrong Road deserves a closer look.

Schedule your private showing today and explore the possibilities! DO NOT DISTURB CURRENT TENANTS. PRIVATE SHOWING IS REQUIRED.

All information obtained from seller and third-party sources. Buyer and buyer's agent to verify all information, including square footage, zoning, permitted uses, tenant occupancy, and lease terms.

## Features & Amenities

**INTERIOR**

Heat Pump

**EXTERIOR**

Block Exterior • Brick Exterior • City Street • Finished Lot(s) • Metal Roof

**OTHER**

220 Volts • Aerial • Business Only • Deed Restrictions • Office/Showroom • Public Sewer • Public Water

Listing courtesy of Property Executives Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10002085