# 1916 Bloomingdale Road, Kingsport, TN 37660

**$325,000** · MLS #10003641 · www.brphomes.com/mls/10003641




| 2,834 | 1950 | 1.18 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Lease
**Status:** Active
**Year Built:** 1950
**Lot Acreage:** 1.18
**City Taxes:** $0
**County Taxes:** $1,073.17

## Description

EXCEPTIONAL COMMERCIAL OPPORTUNITY -- 1916 BLOOMINGDALE RD, KINGSPORT, TN -- NO CITY PROPERTY TAXES!

Discover the possibilities with this versatile 2,816-square-foot commercial building situated on approximately 1.18 acres in Sullivan County! Featuring durable concrete-block construction, a spacious open floor plan, HVAC, and a slab foundation, this property offers tremendous flexibility for a variety of business ventures.

RECENT IMPROVEMENTS include a brand-new metal roof, new commercial metal push-out doors (single and double), a

new fire alarm system, updated bathroom fixtures, and new toilets. The building offers two half baths, one full bath with shower and washer/dryer hookups, a dressing room, and multiple entrances and exits.

LOCATION AND VISIBILITY! Approximately 234 feet of frontage on Bloomingdale Road and 216 feet along the adjoining side street provide convenient two-street access. Over 6,000 square feet of paved parking, a large monument sign, and additional land for potential expansion add to the appeal. Conveniently located near Stone Drive and I-26, with access to the Tri-Cities market.

THE POSSIBILITIES ARE EXTENSIVE! Consider retail or specialty shops, convenience stores, automotive sales, professional offices, multi-tenant office spaces, furniture or appliance showrooms, hot tub sales, pallet or liquidation outlets, fitness centers, salons, boutiques, equipment sales, recreation facilities, or a combination of businesses under one roof!

Currently identified as P.B.D. (Planned Business District) zoning, with permitted uses subject to verification.

Whether you're starting a business, expanding an existing operation, or investing, this property offers space, accessibility, flexibility, and room to grow!

BRING YOUR VISION AND EXPLORE THE OPPORTUNITIES!

Square footage, acreage, zoning, permitted uses, road frontage, and other property details to be verified by buyer or buyer's agent.

## Features & Amenities

**INTERIOR**

Exterior Lights • Fire Alarm • Heat Pump • Lighting-Fluorescent • Lighting-Incandescent • Smoke Detector(s)

**EXTERIOR**

Block Exterior • City Street • Cleared • Concrete Exterior • Metal Roof • Vinyl Siding Exterior

**OTHER**

220 Volts • Aerial • Average Condition • Fee Simple • Public Water • Recreation • Retail • Septic Tank Sewer • Showroom • Vacant

Listing courtesy of Greater Impact Realty Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003641