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1833&1837 Netherland Inn Road, Kingsport, TN 37660

$850,000 · MLS #10003423 · www.brphomes.com/mls/10003423



2,610	1983	0.59
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1983
Lot Acreage: 0.59
City Taxes: $2,218.06
County Taxes: $2,132.90

Description

Positioned along Kingsport's historic Netherland Inn Road and Holston River corridor, 1833 & 1837 Netherland Inn Road presents a rare opportunity to acquire a versatile two-building commercial property in a setting where business, recreation, tourism, and riverfront lifestyle converge.

The property is anchored by a move-in-ready restaurant and hospitality building, complemented by a second flexible commercial building capable of supporting a wide variety of uses. Together, the two structures create an opportunity for an owner-user, investor, or hospitality operator to establish multiple concepts or potential income streams from a single property.

The primary building provides an established hospitality footprint ready for its next restaurant, café, or food-and-beverage concept. Its location along the Holston River corridor positions it near the Kingsport Greenbelt, river recreation, the historic Netherland Inn, Long Island of the Holston, Downtown Kingsport, and surrounding residential areas--creating exposure to a diverse mix of local, recreational, tourism, and commuter traffic.

The second building significantly expands the possibilities. Its flexible configuration could accommodate a riverside bar or taproom, entertainment or live-music venue, showroom, light industrial operation, warehouse, specialty retail concept, or headquarters for an HVAC, plumbing, electrical, construction, or other service-based business. For a hospitality operator, the two buildings could work together to create a larger destination incorporating food, beverage, entertainment, outdoor gathering areas, and riverfront recreation.

The property's dual-address configuration at 1833 and 1837 Netherland Inn Road adds another layer of flexibility. An owner could operate both buildings as a unified business campus, occupy one while leasing the other for additional income, or establish independently branded concepts with separate entrances and identities.

Adding to the property's versatility is its Planned Village District (PVD) zoning, a mixed-use framework that may accommodate a range of commercial, office, retail, hospitality, live/work, civic, and other uses subject to applicable City of Kingsport requirements and approvals.

The riverfront setting is particularly compelling. Much of the property is represented as being positioned above the regulatory floodplain, with elevated building floors--an important distinction for a property along the Holston River. Buyer and buyer's agent should independently verify current FEMA flood-zone designation, base flood elevation, insurance requirements, and the location of all structures relative to the regulatory floodplain.

From a restaurant and entertainment destination to an owner-occupied trade headquarters with supplemental rental income, the property offers something increasingly difficult to replicate: two complementary commercial buildings, flexible mixed-use potential, riverfront surroundings, and convenient access to Downtown Kingsport and the greater Tri-Cities.

For an investor, entrepreneur, or owner-user looking beyond a conventional commercial building, 1833 & 1837 Netherland Inn Road offers the flexibility to operate, lease, reposition, or create an entirely new riverfront destination.

Buyer and buyer's agent to verify all information, including zoning and permitted uses, square footage, property boundaries, utilities, access, floodplain and flood-elevation information, and suitability for buyer's intended use.

Features & Amenities

INTERIOR

Central Air • Heat Pump • Natural Gas Heating

EXTERIOR

Aluminum Siding Exterior • City Street • Metal Roof • Shingle Roof • Wood Siding Exterior

OTHER

Industrial • Public Sewer • Public Water • Restaurant

Listing courtesy of The Elite Team Agency

SCAN TO VIEW ONLINE
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