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115 West Jackson Street 2, Gate City, VA 24251

$229,000 · MLS #10003666 · www.brphomes.com/mls/10003666



2,320	1913	0.11
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1913
Lot Acreage: 0.11
City Taxes: $211.20
County Taxes: $492.80

Description

What a treasure! This historic Jackson Street storefront is already home to an ice cream shop and bakery operating as The Orange Blossom Creamery, a local favorite in downtown Gate City, VA.

It's the kind of place where a quick stop for a scoop turns into a visit with a neighbor or a lingering conversation with a new friend. The building offers the character of an older storefront and room to bring ANY business idea to life. Schedule a private tour & imagine what you'd like to put in the front window.

Step inside to a whimsical interior filled with vintage charm. Exposed brick and warm wood floors along with a high

decorative ceiling creates the most beautiful space. Statement chandeliers adorn the ceiling and punctuate the overall feel of stepping into a fairytale.
Glass display cases put the colorful scoops and pastries front and center with cafe tables and a cozy lounge giving guests a place to sit and enjoy a treat and good conversation.

Behind the scenes, a dedicated baking area with four wall ovens and rolling tables with plentiful prep room provide work space for all the goodies and treats.

From the first look at the dessert case to the last bite at a cafe table, this beautifully styled shop makes a simple ice cream stop feel like an occasion.

There's plenty of room in this historic Sloane building with a designated play area for littles and a large, beautifully remodeled restroom in the rear of the building. This building has a rich history and is centrally located in a high traffic count location.

From the moment you step inside, you will be mesmerized by the soaring ceilings, aqua walls, intricate design, and overall feel. Great flow to the workspace, lounge, and storage areas.

Walk upstairs through ornate French doors and you'll see a blank canvas and plentiful storage areas. Lots of natural lighting peeking through the grand custom windows.

The basement level could be an office, additional storage, a residential suite, or whatever you have in mind. Very versatile spaces.

Plentiful parking, loading and unloading with additional parking on Water Street. (rear of building) Metal roof & heat pump approx. 3 years old.

Large display windows bring natural light into the store and offer plentiful room to showcase seasonal specials and events. Located near a crosswalk where heavy foot traffic passes by daily. Outdoor seating and umbrella is welcoming and gives customers a shaded spot to linger.

Set against the scenic backdrop of Southwest Virginia, this Gate City storefront is filled with charm. Gate City is a small town in SW VA with a growing population due to the stunning landscape, beautiful four seasons, hiking trails, parks, and fishing streams nearby. Located mins from all of Tri Cities, Tennessee, I-81, Tri Cities Airport, and more.

Start your dream of owning your very own business!

While this ice cream/bakery is already established, there are many uses for this space. With generous square footage across multiple levels, this ice cream shop and bakery offers room to expand your menu, add seating, or bring a new concept to life. The electrical and plumbing have been updated providing flexibility as you plan how to use the space.

Priced to sell with all store equipment to convey. (display case, under counter refrigerators, all cabinetry, 2 double ovens, commercial refrigerator, chandeliers, 4 stainless tables, commercial coffee maker and grinder, commercial mixer, milk shake blender, chairs, cafe tables, and more. Agent will provide list.)

Sellers will also consider offers that exclude equipment.

Don't just dream it; you can live the life you've always wanted by jumping at this rare opportunity to own a stunning storefront ready for your vision.

Buyer to verify all info herein. All info taken from tax record.

The Orange Blossom Creamery is still operating and in business!

NOTE: Unit 2 of building for sale- not both sides of building.

Features & Amenities

INTERIOR

Display Window • Heat Pump • Smoke Detector(s)

EXTERIOR

Alley • Block Exterior • Brick Exterior • City Street • Metal Roof

OTHER

220 Volts • Above Average Condition • Office/Showroom • Professional/Office • Profit/Loss Statement • Public Sewer • Public Water • Restaurant • Shopping • Updated/Remodeled Condition

Listing courtesy of Conservus Homes

SCAN TO VIEW ONLINE
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