FOUND ON WWW.BRPHOMES.COM

715 West Walnut Street, Johnson City, TN 37604

$4,000 · MLS #10003605 · www.brphomes.com/mls/10003605



4,000	1994
SQ FT	YEAR BUILT

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1994
City Taxes: $916.98
County Taxes: $1,137.49

Description

Versatile Restaurant, Bar & Commercial Space for Lease

Bring your vision to one of Johnson City's growing commercial corridors! Located along the revitalized West Walnut Street near East Tennessee State University, this approximately 4,000 SF property offers a unique combination of restaurant, bar, and warehouse-style space with flexible leasing options.

The split-level building features approximately 2,000 SF of former restaurant/bar space, complete with an existing commercial kitchen, built-in bar, and large walk-in refrigerator. A short set of stairs leads to an additional approximately

2,000 SF of warehouse/industrial-style space featuring a large roll-up garage door and independent exterior access.

The property can be leased in its entirety or divided into two separate spaces, with the owner willing to construct a dividing wall to accommodate individual tenants. This flexibility creates opportunities for a wide range of business concepts, including restaurants, breweries, entertainment venues, creative businesses, retail, production, or warehouse uses, subject to applicable zoning and approvals.

West Walnut Street has experienced significant improvements and continued investment, with new restaurants, breweries, enhanced roadways, and additional street parking contributing to the area's growing appeal. Its proximity to ETSU and downtown Johnson City makes this an exciting opportunity for a business looking to establish itself in an evolving destination for dining, entertainment, and local commerce.

Property Highlights

- ±4,000 SF total available space
- ±2,000 SF restaurant/bar space with existing commercial kitchen and built-in bar
- ±2,000 SF warehouse/industrial-style space with large roll-up garage door and independent exterior access
- Large walk-in refrigerator included
- Flexible leasing options: entire building or individual sections
- Owner willing to construct dividing wall for separate tenants
- Opportunity to renovate and customize the space to fit your business concept
- Located along Johnson City's revitalized West Walnut Street corridor
- Surrounded by a growing mix of restaurants, breweries, and local businesses
- Convenient proximity to ETSU and downtown Johnson City

Lease Information

Asking Rent: $4,000/month NNN for the entire ±4,000 SF property ($12.00/SF annually).

NNN expenses are additional and to be determined. Lease rates for individual sections available upon request.

Whether you're envisioning a restaurant, brewery, entertainment concept, or creative commercial space, 715 W Walnut Street offers the flexibility and potential to bring your ideas to life.

Contact us today for additional information or to schedule a private tour!

Features & Amenities

For Lease • Updated/Remodeled Condition

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003605