

# 285 Gate City Highway, Bristol, VA 24201

\$399,900 · MLS #9966621 · [brphomes.com/mls/9966621](https://brphomes.com/mls/9966621)



**866**  
SQ FT

**1947**  
YEAR BUILT

**0.27**  
ACRES

## Property Facts

**Property Type:** Commercial Sale

**Status:** Active

**Year Built:** 1947

**Lot Acreage:** 0.27

**City Taxes:** \$1,193.92

**County Taxes:** \$0

## Description

Located just steps from Hard Rock Casino Bristol, this B3-zoned property offers an incredible opportunity in one of the region's fastest-growing entertainment and tourism destinations. Currently operating as a successful Airbnb, this versatile property features 2 bedrooms, 1 full bathroom, a comfortable living room, kitchen, and a private parking pad. Whether you're looking to continue operating a profitable short-term rental or take advantage of the property's commercial zoning, the possibilities are endless. B3 zoning provides flexibility for a wide variety of business opportunities, including a restaurant, coffee shop, boutique retail store, office space, salon, specialty business, and more (buyer to verify permitted uses). With thousands of visitors traveling to Hard Rock Casino Bristol each week, this property's location provides exceptional visibility and long-term investment potential. Whether you're an investor, entrepreneur, or business owner, this

is a rare opportunity to own property in one of Bristol's most sought-after commercial corridors. Don't miss your chance to invest in a location where growth, tourism, and opportunity come together. All information has been obtained from public records and/or tax records and is deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information.

## Features & Amenities

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### INTERIOR

Cable TV • Central Air • Dryer • Furniture • Heat Pump • Refrigerator • Smoke Detector(s) • Washer

### EXTERIOR

City Street • Cleared • Shingle Roof • Vinyl Siding Exterior

### OTHER

220 Volts • At Road Sewer • At Road Water • Average Condition • Deed Restrictions • Professional Service • Professional/Office • Residential • Retail • Survey

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Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE  
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