1615&1617 W State Street, Bristol, VA 24201

$1,050,000 · MLS #9967456 · brphomes.com/mls/9967456



9,670	1948	0.67
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1948
Lot Acreage: 0.67
City Taxes: $2,943.36
County Taxes: $0

Description

One of the best 4-way corners in Bristol! This location offers excellent visibility and a great traffic count. There is easy ingress/egress at the signalized intersection.
Constructed in 1948, the original Lee theater was a Quonset Style building "built for its exceptional acoustics". It has since housed a car dealership, and appliance store and is currently a furniture store. The inside has large open spaces, showroom space, warehouse space and offices on both levels. The flexible layout can be configured to meet the diverse needs of many businesses. The upper level is basically a clean slate with the Quonset style barrel still exposed. Oh, the possibilities!
There is ample parking, and the building backs up to an alley with a dock for loading and unloading. It also has a drive-in

garage bay area. With B-3 zoning the opportunities seem endless and it's only a little over a mile from the new Hardrock Hotels and Casino! (Business and contents do not convey, however business is negotiable)

Features & Amenities

INTERIOR

Delivery Doors • Display Window • Exterior Lights • Heat Pump • Inside Storage • Overhead Doors • Roof Sign

EXTERIOR

Alley • Block Exterior • City Street • Infrastructure In • Metal Roof • Rubber Roof • Stucco Exterior

OTHER

220 Volts • Aerial • Average Condition • Building Restrictions • Church • Convenience Store • Deed Restrictions • Electricity Connected • Fee Simple • Phase 3 • Plat • Public Sewer • Public Water • Restaurant • Retail • Sewer Connected • Water Connected

Listing courtesy of Prestige Homes of the Tri Cities, Inc.

SCAN TO VIEW ONLINE
brphomes.com/mls/9967456