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2520 West State Street, Bristol, TN 37620

$600,000 · MLS #9971504 · brphomes.com/mls/9971504



1,470	1972	0.25
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1972
Lot Acreage: 0.25
City Taxes: $951.04
County Taxes: $1,152.09

Description

Own a Piece of Bristol's History - The Iconic Old Light House Diner!

Now is your chance to step into a truly turnkey business opportunity in one of Bristol's most recognizable landmarks. The Old Light House Diner, located directly on the TN/VA state line at the bustling intersection of W State St, Euclid Ave, and Gate City Hwy, is ready for its next chapter—and next owner!

This high-visibility location boasts extremely heavy traffic flow and is just minutes from the new Bristol Casino, making it a prime spot for attracting both locals and visitors alike.

Included in the sale is ALL restaurant equipment—making it truly move-in and open-for-business ready:

*Tables, chairs, silverware, plates, and dishes

*Fully equipped kitchen with ovens, grill, and commercial dishwasher

*Dry storage with inventory

*Cold storage, including freezer units

*Display cases and more

In addition, a new rubber roof was installed in 2023, adding even more value and peace of mind.

Whether you're an experienced restaurateur or an investor seeking a high-traffic commercial property with rich local history, the Old Light House Diner is a rare opportunity you won't want to miss.

Schedule your private tour today and explore the potential for your next business venture! Buyer and Buyer's Agent to verify all information.

**Property also available for lease. Contact agent for more details!

Features & Amenities

INTERIOR

Ansel System • Central Air • Central Heating • Dishwasher • Exterior Lights • Freezer • Furniture • Heat Pump • Inside Storage • Lighting-Fluorescent • Outside Storage • Refrigerator

EXTERIOR

Block Exterior • City Street • Highway • Rolled/Hot Mop Roof • Rubber Roof

OTHER

220 Volts • Average Condition • Cable Available • Electricity Available • Natural Gas Available • Phone Available • Profit/Loss Statement • Public Sewer • Public Water • Restaurant • Sewer Connected • Water Available

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
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