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509 Shelby Street, Bristol, TN 37620

$749,900 · MLS #9988997 · brphomes.com/mls/9988997



25,758	1925	0.21
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1925
Lot Acreage: 0.21
City Taxes: $2,478.60
County Taxes: $2,749.81

Description

A Rare Downtown Bristol Opportunity — 25,758 SF of Historic Character and Redevelopment Potential

Discover one of Bristol's most architecturally intriguing commercial properties, located at 509 Shelby Street in the heart of the city's revitalized downtown district. Spanning four connected buildings on three separate parcels and offering a combined 25,758 square feet, this property delivers unmatched historic charm alongside flexible redevelopment potential.

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For decades, this facility was home to Mallicote Printing, one of the Southeast's premier and most innovative printing operations. Built in 1925, the structure retains beautifully preserved craftsmanship that is nearly impossible to replicate today. Step inside and you'll immediately notice the massive 16-inch Redwood support beams that frame the classic saw-tooth roof design, filling the interior with natural light and a sense of industrial authenticity.

The 3/4-inch white oak and white pine floors, original exposed brick walls, large entry doors, and period wood-framed windows create an atmosphere that feels like stepping back in time—when life moved a little slower and every detail mattered. The property also features 2,574 SF of two-level office space, perfectly suited for administrative functions, creative operations, or conversion into additional guest or customer-facing areas.

Close your eyes and imagine the possibilities: a period-style restaurant, craft brewery, event venue, artisan market, or a flagship destination for nightlife and entertainment—right in the core of the B2 zoning district, which encourages dynamic downtown commercial uses.

With its warm character, small-town charm, and historically rooted architecture, this is a place where vision becomes reality. Bring your ideas and breathe new life into one of Bristol's most distinctive downtown properties.

Located within the B2 zoning district, the property supports retail, food & beverage, entertainment, professional services, creative studios, light production, and mixed commercial uses. Its architectural appeal, walkable location, and proximity to Bristol's downtown amenities create an ideal platform for repositioning or redevelopment.

For investors seeking a standout asset with both intrinsic historical value and modern-day business potential, this property is primed for future growth and a wide range of leasing or adaptive-reuse strategies.

Features & Amenities

INTERIOR

Electric Heating • Fire Sprinkler System • Freight Elevator • Loading Dock(s) • Natural Gas Heating • Window Unit(s)

EXTERIOR

Brick Exterior • City Street • Rubber Roof • Shingle Roof

OTHER

Below Average Condition • Electricity Connected • Fee Simple • Manufacturing • Natural Gas Connected • Phase 3 • Professional Service • Professional/Office • Public Sewer • Public Water • Rec Right of Way Easements • Right of Way Restrictions • Road Easement Restrictions • Sewer Connected • Water Connected

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SCAN TO VIEW ONLINE
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