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2412 Bradley Street, Bristol, VA 24201

\$425,000 · MLS #9990776 · 5 bed / 3 bath · brphomes.com/mls/9990776



5

BEDS

3

BATHS

2,867

SQ FT

1951

YEAR BUILT

0.56

ACRES

Property Facts

Property Type: Residential

Sub Type: PUD

Status: Active

Year Built: 1951

Lot Acreage: 0.56

Above Grade Sq Ft: 2,867

Lot Dimensions: 149 x164x149x164

City Taxes: \$1,150

County Taxes: \$0

Basement Sq Ft: 2,117

Garage Sq Ft: 0

Elementary School: Stonewall Jackson Elementary

Middle School: Virginia Intermediate

High School: Virginia

Description

Prime Multi-Unit Investment Opportunity -Located Across from Hard Rock Casino & Hotel Bristol!

Located at 2412, 2414, & 2416 Bradley St., Bristol, VA, this versatile income-producing property features three distinct residences with additional expansion potential, all within walking distance of the Hard Rock Casino & Hotel. Whether you're looking for long-term rentals, short-term Airbnb potential, or a mix of both, this property is an incredible investment in Bristol's rapidly growing market.

Property

Features:

- Bradley #1 - A remodeled 3-bedroom, 1-bath home featuring a living room, dining room, galley kitchen, sunroom, and deck. Currently leased: Gross \$18000/yr
- Bradley #2 - A remodeled 1-bedroom, 1-bath home with a living room, dining room, and an additional flex room that could serve as a second bedroom. Currently Leased: \$14,400/yr
- Bradley #3 - A remodeled with brand-new buildout studio apartment featuring 1 bedroom, 1 bath, a living room, a kitchen, and expansive deck for relaxing on those sweet Bristol evenings. Currently Leased \$10,800/yr
- Expansion Potential - There is additional partially updated/finished space with room to build another studio apartment or use for storage. Much of the work has been completed. This completion would add another \$10,800 to your annual income.

---3 Parcels. Buyer may choose to re-survey the lots if wanted to sell smaller parcels. Could also add additional builds.
---It is already priced for a 10.16 % GRM at the asking price WITHOUT finishing the 4th apartment. This is based on \$43200/year -- So, add \$10,800 more for the forth unit and have a 12.7% GRM. The cap rate is 9.6% at the list price as it sits. (\$40,652/yr, net revenue).

Investment

Highlights:

- Flexible Income Potential - Currently fully leased. Revenue estimates are based on long-term rental rates, but short-term rentals could significantly boost returns.
- Unbeatable Location - Bradley Street is directly across from the main entrance to Hard Rock Casino & Hotel Bristol, ensuring high visibility and rental demand. Tourism & Attractions - Close to top Bristol destinations, including:
 - Hard Rock Casino & Hotel
 - Bristol Motor Speedway
 - Birthplace of Country Music Museum
 - Rhythm & Roots Reunion Music Festival
 - World-class trout fishing, hiking, biking trails, and lakes
- Only 90 minutes from Pigeon Forge/Gatlinburg/Dollywood & 2 hours from Knoxville, TN

Buyer and Buyer agent to verify all info.

Features & Amenities

INTERIOR

Apartment • Attic Fan • Block Basement • Ceiling Fan(s) • Central Air • Central Heating • Concrete Basement • Dirt Floor
Basement • Dishwasher • Double Pane Windows • Drywall Walls • Electric Range • Heat Pump • Insulated Windows • Luxury Vinyl Flooring • One-Level • Open Floorplan • Pull Down Stairs Attic • Range • Refrigerator • Remodeled • Smoke Detector(s) • Studio • Sunroom-Heated • Tile Flooring • Two-Level • Unfinished Basement • Wood Walls • Workshop

EXTERIOR

A Frame • Asphalt • Back Porch/Patio • Balcony • Block Foundation • Deck • Driveway • Front Porch • Guest House • Landscaping • Metal Roof • Porch • PUD • Residence • Rolling Slope Lot • Second Residence • Shared Driveway • Shed(s) • Shingle Roof • Side Porch • Storage • Vinyl Siding Exterior

OTHER

Above Average Condition • Cable Available • Electricity Connected • Natural Gas Connected • Public Sewer • Public Water • Updated/Remodeled Condition • Water Connected

Listing courtesy of Hurd Realty, LLC



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