427 & 431 East Sullivan Street, Kingsport, TN 37660

$450,000 · MLS #9991267 · brphomes.com/mls/9991267



4,430	1920	0.28
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1920
Lot Acreage: 0.28
City Taxes: $1,285.48
County Taxes: $1,236.13

Description

Positioned in the heart of Downtown Kingsport, this versatile commercial property offers a rare opportunity to create multiple income streams in a highly visible and walkable location along E Sullivan Street. This listing includes 2 Parcels. Featuring a unique blend of commercial and residential potential, the property includes a studio apartment, flexible office or retail space, and a rare grass courtyard that provides an inviting outdoor setting seldom found in downtown environments.

At the rear of the property, two additional detached buildings open the door to expanded rental opportunities, creative workspaces, or additional business use, all complemented by dedicated parking. A pergola and storage building further enhance the functionality and usability of the outdoor areas.

Property is located in an Opportunity Zone. With the possibility for leased office space, short term rental potential in the studio apartment, and additional income producing units at the back, this property presents a compelling option for investors, entrepreneurs, or business owners seeking a dynamic live work or mixed use environment. Recent improvements include a new HVAC system, and the roof has been inspected and confirmed to be in good condition. While some TLC may be desired, the property offers strong fundamentals and endless potential for customization and value add opportunities.
Whether you are looking to expand your portfolio, establish a downtown presence, or develop a creative multi-use space, this property delivers flexibility, location, and opportunity. All information to be verified by Buyer/Buyers Agent.

Features & Amenities

INTERIOR

Additional Building(s) • Dishwasher • Heat Pump • Part Fenced

EXTERIOR

Alley • Brick Exterior • City Street • Composition Roof • Infrastructure In

OTHER

Average Condition • Bar/Tavern/Lounge • Barber/Beauty • Below Average Condition • Electricity Connected • Fee Simple • Floor Plan • Natural Gas Connected • Professional/Office • Public Sewer • Public Water • Retail • Sewer Connected • Water Connected

Listing courtesy of Selling Stateline Real Estate Group

SCAN TO VIEW ONLINE
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