

1704 Shelby Street, Bristol, TN 37620

\$209,900 · MLS #9992076 · brphomes.com/mls/9992076



864
SQ FT

1910
YEAR BUILT

0.19
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1910

Lot Acreage: 0.19

City Taxes: \$690.03

County Taxes: \$603.22

Description

Looking for a commercial building in the heart of Bristol? Don't miss this one! Offering nearly 1,000± square feet of rentable space, this property presents a rare opportunity for an owner-occupant or investor seeking a highly visible location with strong accessibility. The building provides a functional layout with ample on-site parking, making it well suited for a wide range of professional and service-based uses. Positioned in a high-traffic corridor with excellent exposure, the property benefits from its proximity to some of Bristol's most prominent destinations, including Hard Rock Casino, The Pinnacle, Bristol Regional Medical Center, and the thriving downtown district. This central location offers convenient access for both clients and employees while placing your business in the middle of one of the region's most active commercial hubs. Zoned B2, the flexible zoning designation allows for a wide variety of potential uses. Previously operated

as an insurance office, the space is well suited for professional services, medical offices, boutique retail, personal care businesses, and other specialty service providers seeking an accessible and recognizable location. Whether you're an investor looking for passive income or an entrepreneur looking to start, relocate, or expand operations, this rare opportunity is hard to come by and will not last long priced to sell at \$209k. Call today to schedule your appointment! All information contained herein is collected from third party sources and is believed to be accurate but is also subject to buyer or buyers agent verification.

Features & Amenities

INTERIOR

Heat Pump

EXTERIOR

City Street • Infrastructure In • Metal Roof • Vinyl Siding Exterior

OTHER

220 Volts • Above Average Condition • Barber/Beauty • Fee Simple • Medical • Professional/Office • Public Sewer • Public Water • Retail

Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE
brphomes.com/mls/9992076