

2123 Highway 70n, Rogersville, TN 37857

\$349,999 · MLS #9992092 · brphomes.com/mls/9992092



1,920
SQ FT

1983
YEAR BUILT

2.1
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1983

Lot Acreage: 2.1

City Taxes: \$0

County Taxes: \$818.75

Description

Prime commercial opportunity located on Highway 70 North in Rogersville, Tennessee, offering excellent visibility and accessibility along one of the area's primary travel corridors. This 1,920± square foot commercial building, originally constructed in 1983, sits on approximately 1.6± acres, providing ample room for parking, outdoor seating, or future expansion.

The property is currently a restaurant, Hoot N Hollow, and the business is being sold with the property. It features a layout suitable for food service operations with space for dining, kitchen equipment, storage, and customer service areas. Its established commercial use and highway frontage make it an ideal site for a variety of business ventures including a restaurant, café, retail storefront, specialty food establishment, convenience store

or other service-based business. Positioned in Hawkins County, the property benefits from steady traffic exposure along Hwy 70 N, offering strong visibility for signage and customer access. The generous lot size provides flexibility for additional parking, drive-through potential, or future development. This property presents a valuable opportunity for entrepreneurs, investors, or restaurateurs seeking a high-visibility commercial location outside Rogersville with existing infrastructure suited for hospitality or retail use. This is a property where you can build a home and have your business on the same property. Fully working kitchen with lots of equipment (list of equipment in documents on MLS). Large covered outdoor patio with fireplace where fish fries are held in warmer weather. Fire pit for patrons to enjoy. Storage building. included. Walk right in and continue the business or revamp to meet your own needs. Information deemed reliable but not guaranteed. Buyer/buyer's agent to verify all information.

Features & Amenities

INTERIOR

Additional Building(s) • Freezer • Furniture • Heat Pump • Refrigeration • Refrigerator

EXTERIOR

Block Exterior • Composition Roof • Highway • Infrastructure In • Shingle Roof

OTHER

220 Volts • Aerial • Cable Available • Convenience Store • Electricity Connected • Fee Simple • Fiber Available • Natural Gas Available • Phone Available • Public Water • Residential • Restaurant • Retail • Septic Tank Sewer • Water Connected

Listing courtesy of Cynthia Bundren Jackson Realty



SCAN TO VIEW ONLINE
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