

401 Tilthammer Drive, Kingsport, TN 37663

\$1,600,000 · MLS #9992647 · brphomes.com/mls/9992647



1999
YEAR BUILT

2.43
ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1999

Lot Acreage: 2.43
City Taxes: \$2,950.71
County Taxes: \$2,837.41

Description

Unique Commercial Opportunity in Kingsport - 401 Tilthammer Drive

Positioned on 2.43 acres and zoned M1R, this versatile industrial property offers exceptional functionality for a variety of commercial uses. Previously utilized as a bus garage, the site is well-equipped and ready for its next operation.

The property features two buildings totaling 8,000 square feet:

Main Building - 5,000 Sq Ft / Pictures 7/27

Designed for efficiency and heavy-duty use, this structure includes:
Four 14-foot automatic garage doors
Natural gas heat with dual heaters on each side
Two restrooms
Security system in place
Compressed air system with compressor
Additional storage space above the office areas
Secondary Building - 3,000 Sq Ft / Pictures 34-46
Ideal for overflow, storage, or additional workspace:
Four 12-foot manual garage doors
Office space with heating
One restroom
Compressed air system with compressor

With ample space, practical infrastructure, and a flexible industrial zoning designation, this property is well-suited for fleet operations, service businesses, manufacturing, or warehousing.

Schedule your showing today and explore the potential this property has to offer. All information taken from a third-party source (courthouse/tax records) and to be verified by the buyer/buyer's agent. Drawn in lines are approximate. Some elements (fires in fireplaces, twilight shading, lighting, etc.) have been added/modified digitally. Rooms noted have been virtually staged for decorating ideas only, not to scale or representative of any product.

Features & Amenities

INTERIOR

Additional Building(s) • Heat Pump • Lighting-Track • Natural Gas Heating • Overhead Doors • Part Fenced

EXTERIOR

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

OTHER

220 Volts • Above Average Condition • Auto Repair-Specialty • Cable Available • Electricity Connected • Fee Simple • Plat • Public Sewer • Public Water • Sewer Connected • Truck Garage • Water Connected

Listing courtesy of CENTURY 21 Legacy - Greeneville



SCAN TO VIEW ONLINE
brphomes.com/mls/9992647