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3209 Memorial Boulevard, Kingsport, TN 37664

$450,000 · MLS #9993799 · brphomes.com/mls/9993799



3,996	1950	1.34
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1950
Lot Acreage: 1.34
City Taxes: $1,033.22
County Taxes: $993.55

Description

8-Unit Motel • Historic Home • Office Building • Two Additional Lots. Rare mixed-use investment opportunity offering multiple buildings, multiple income possibilities, and prime Memorial Blvd. frontage. This property package includes an approximately 2,706 sq. ft. historic home, an 8-unit motel, a separate office building with the potential for multiple office suites, and two additional lots.

The historic home features 3 bedrooms, 2 bathrooms, original character, and flexible potential for residential or commercial use, subject to zoning. The motel presents an opportunity for renovation and continued lodging use or other permitted uses. The office building offers space for multiple tenants or business operations.

Listing courtesy of Selling Stateline Real Estate Group · MLS #9993799 · Generated October 30, 2026
Information deemed reliable but not guaranteed.

With excellent visibility, convenient access, and multiple structures included, this property is well suited for investors, business owners, or developers seeking a unique opportunity in a high-traffic Kingsport location. Buyer and buyer's agent to verify all information, square footage, zoning, permitted uses, and development potential.

Being sold as a package including parcels: 062H H 001.00 (house + motel/office) and Clover St Lots 14 & 15 (062H H 010.00 & 062H H 011.00). Zoned B-3 and R-1.

Features & Amenities

EXTERIOR

Brick Exterior • City Street • Easement

OTHER

Deed Restrictions • Electricity Connected • Fixer Condition • Hotel/Motel • Public Sewer • Public Water • Road Easement Restrictions • Sewer Connected • Water Connected

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SCAN TO VIEW ONLINE
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