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3209 Memorial Boulevard, Kingsport, TN 37664

$450,000 · MLS #9993800 · 11 bed / 10 bath · brphomes.com/mls/9993800



11	10	3,996	1900	1.34
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1900
Lot Acreage: 1.34
Above Grade Sq Ft: 3,996
Lot Dimensions: 13,939

City Taxes: $1,033.22
County Taxes: $993.55
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Jefferson
Middle School: Robinson
High School: Dobyns Bennett

Description

8-Unit Motel • Historic Home • Office Building • Two Additional Lots. ONE PROPERTY. MULTIPLE POSSIBILITIES. Rare mixed-use investment opportunity along highly visible Memorial Blvd offering multiple structures, additional land, and a wide range of potential uses.

Listing courtesy of Selling Stateline Real Estate Group · MLS #9993800 · Generated October 31, 2026
Information deemed reliable but not guaranteed.

This unique property package includes an approximately 2,706 sq. ft. historic home, an 8-unit motel, a separate office building, and two additional lots -- all offering flexibility for an investor, business owner, or developer looking for something beyond the typical commercial property.

The historic home features 3 bedrooms, 2 bathrooms, original character, and generous living space, creating possibilities for residential use, office space, short-term accommodations, or other permitted uses depending on zoning and approvals.

The 8-unit motel provides an existing multi-unit layout with renovation potential, while the separate office building offers additional space that could accommodate multiple offices, tenants, or business operations.

The additional lots create even more opportunity for expansion, parking, outdoor space, future development, or other permitted uses.

With strong Memorial Blvd frontage, excellent visibility, convenient access, and multiple buildings already in place, this property offers a rare chance to create multiple potential income streams within one investment.

Bring your vision and explore the possibilities at 3209 Memorial Blvd.

Buyer and buyer's agent to verify all information, square footage, acreage, zoning, permitted uses, utility availability, and development potential.

Features & Amenities

INTERIOR

Drywall Walls • Heat Pump • Plaster Walls • Two-Level

EXTERIOR

Brick Exterior • Driveway • Historic • Level Lot • Porch • Rear Porch

OTHER

Fixer Condition • Public Sewer • Public Water • Rec Right of Way Easements • Sewer Connected • Water Connected

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SCAN TO VIEW ONLINE
brphomes.com/mls/9993800