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# 200 & 202 West Main Street, Mount Carmel, TN 37645

**$325,000** · MLS #9994140 · brphomes.com/mls/9994140




| 2,250 | 1945 | 1 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 1945
**Lot Acreage:** 1
**City Taxes:** $679.99
**County Taxes:** $1,092.73

## Description

Welcome to 200 & 202 W Main Street, a rare investment and development opportunity in the heart of Mount Carmel. Positioned in a highly visible location with valuable MX2 zoning, this unique property offers outstanding flexibility for investors, business owners, and developers looking to capitalize on a prime in-town setting.

Situated on approximately one acre of deep, level land, the property is ready for your next vision. Whether you are looking to expand your rental portfolio, develop additional residences, explore mixed-use potential, or create a new commercial concept, the zoning opens the door to a wide range of possibilities. Opportunities with this level of versatility are difficult to find.

Listing courtesy of The Addington Agency Bristol · MLS #9994140 · Generated October 30, 2026
Information deemed reliable but not guaranteed.

The property currently features two income-producing dwellings, both tenant occupied and generating immediate cash flow. One residence rents for $1,295 per month and the second rents for $950 per month, providing built-in income while planning future development.

Excellent location, strong upside potential, existing rental income, nearly one acre of usable land, and flexible MX2 zoning make this an exceptional offering in growing Mount Carmel.

Showings require a minimum 48-hour notice and must be accompanied by the listing agent or property manager out of respect for tenant privacy.

All information deemed reliable but not guaranteed. Buyer/Buyer's Agent to verify all information, zoning, and intended use.

## Features & Amenities

**INTERIOR**

Basement • Fireplace Heating • Natural Gas Heating • Window Unit(s)

**EXTERIOR**

Asbestos Exterior • City Street • Cleared • Finished Lot(s) • Metal Roof • Vinyl Siding Exterior

**OTHER**

220 Volts • Above Average Condition • Cable Available • Electricity Connected • Fee Simple • Floor Plan • Leases • Natural Gas Connected • Public Sewer • Public Water • Residential • Water Connected

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SCAN TO VIEW ONLINE
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