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2450 Memorial Boulevard, Kingsport, TN 37664

$2,000,000 · MLS #9994069 · brphomes.com/mls/9994069



25,520	1983	2.77
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1983
Lot Acreage: 2.77
City Taxes: $11,036.63
County Taxes: $10,612.88

Description

Positioned along one of Kingsport's most traveled corridors, 2450 Memorial Blvd. offers a rare opportunity to acquire a highly adaptable commercial asset in a proven, stable market area.

This 31,656 SF building--originally constructed as a grocery store--features approximately 25,520 SF of finished space currently configured into two separate units, with the flexibility to combine into a single contiguous footprint. The structure is modern and durable, built with steel and block construction and topped with a metal roof, providing long-term reliability and low maintenance. Interior functionality is enhanced by 14-foot ceilings and an 18-foot overall clear height, making it well-suited for a wide range of commercial applications.

The property sits on a level site with 112+ parking spaces, offering excellent accessibility and convenience for customers, employees, and service operations. With frontage and access from multiple-lane city streets on two sides, the location provides strong visibility and efficient traffic flow. A detached exterior loading dock further supports distribution, retail, or

light industrial uses.

Zoned B3 (Highway Business), the property allows for an extensive array of uses, making it ideal for investors, owner-users, or developers seeking flexibility. Potential applications include retail, office/warehouse, professional or consumer services, fitness or medical facilities, restaurants, breweries or distilleries, automotive sales, indoor storage, educational or community uses, and entertainment venues--among many others.

Utilities include natural gas, public water, and public sewer, ensuring readiness for immediate occupancy or redevelopment. The surrounding area is designated as "stable" by the City of Kingsport, reinforcing long-term value and investment confidence.

Whether repositioned as a retail hub, service center, mixed-use commercial space, or specialty facility, this property offers scale, flexibility, and a prime location to support a wide variety of business ventures.

Features & Amenities

INTERIOR

Central Air • Central Heating • Delivery Doors • Exterior Lights • Fire Sprinkler System • Garage Bay(s) • Lighting-Fluorescent • Loading Dock(s) • Natural Gas Heating

EXTERIOR

Block Exterior • City Street • Infrastructure In • Metal Roof

OTHER

440 Volts • Above Average Condition • Average Condition • Cable Connected • Electricity Connected • Floor Plan • For Lease • Grocery • Natural Gas Connected • Office/Showroom • Power Line Easements • Professional/Office • Public Sewer • Public Water • Rec Right of Way Easements • Retail • Right of Way Restrictions • Sewer Connected • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
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