

307 South Depot Street, Rogersville, TN 37857

\$799,900 · MLS #9994142 · brphomes.com/mls/9994142



TVR MLS

22,900
SQ FT

1947
YEAR BUILT

1.38
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1947

Lot Acreage: 1.38

City Taxes: \$3,424.71

County Taxes: \$4,763.82

Description

This exceptional commercial investment opportunity offers approximately 22,900 square feet of versatile multi-tenant space with established tenants, long-term leases, strong current income, and significant upside potential. The property currently has approximately \$9,400 per month in contractual third-party rent, with a stable and diversified tenant base providing multiple income streams.

The seller plans to lease back approximately 4,000 square feet occupied by GVM Childcare & Preschool following closing, with lease terms to be negotiated. Approximately 6,000 square feet remains available for lease, providing additional income and value-add potential.

The property benefits from a favorable operating structure, with many tenant-specific expenses, including electricity, trash service, and grounds maintenance, paid directly by tenants. Multiple HVAC/heat-pump units have recently been replaced, and significant roof and plumbing repairs have also been completed.

Also included is adjacent parcel 100L H 021.00, approximately 0.55 acre with frontage on S. Rogers St., offering potential for additional parking or future development subject to applicable zoning and approvals.

With established income, tenant stability, a planned seller leaseback, contractual rent growth, and remaining lease-up opportunity, this property offers an attractive combination of immediate cash flow and additional upside potential. Current financials and rent roll are available to qualified buyers upon request.

Current	financial	summary	for	the	property:
Current		contractual	rent:		\$112,800/year
Current		estimated	NOI:		\$85,651/year
Current cap rate at \$799,900: 10.7%					

Features & Amenities

INTERIOR

Central Air • Central Heating • Garage Bay(s) • Heat Pump

EXTERIOR

Block Exterior • City Street • Rubber Roof

OTHER

Above Average Condition • Average Condition • Church • Electricity Connected • Fee Simple • Phase 3 • Professional Service • Professional/Office • Profit/Loss Statement • Public Sewer • Public Water • Rental Rolls • Sewer Connected • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC



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