

109 Shelby Street, Kingsport, TN 37660

\$3,000 · MLS #9994164 · brphomes.com/mls/9994164



TVR MLS

2,535
SQ FT

1930
YEAR BUILT

0.03
ACRES

Property Facts

Property Type: Commercial Lease

Status: Active

Year Built: 1930

Lot Acreage: 0.03

City Taxes: \$840.66

County Taxes: \$808.39

Description

Commercial space for lease in the heart of Downtown Kingsport!

Offering 2,535 square feet across two stories, this well positioned building presents a prime opportunity for a wide range of business uses in one of the city's most active and revitalized districts.

The main level features a grand foyer with reception area, conference room, large private office, two restrooms, and convenient alley access - ideal for deliveries or a secondary entry.

The upper level offers a completely open layout with a kitchenette, providing flexible space for offices, retail expansion, studio use, or collaborative workspace.

Located directly across from a city-owned parking lot with free parking, this property offers rare and valuable accessibility

for both customers and employees in a downtown setting. Surrounded by local restaurants, shops, and ongoing development, this location benefits from strong visibility and steady foot traffic.

Zoned B-2 (Central Business District), this property allows for a wide variety of permitted uses including retail, professional and financial offices, personal services, restaurants, entertainment, and more! Tenant to verify any and all Zoning Requirements & Eligibility.

Offered as a Gross Lease, with Tenant responsible for utilities. Schedule your private showing today!

Features & Amenities

INTERIOR

Electric Heating • Heat Pump

EXTERIOR

Alley • Brick Exterior • City Street • Rubber Roof

OTHER

Above Average Condition • Aerial • Electricity Connected • Fiber Available • For Lease • Office/Showroom • Professional Service • Professional/Office • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Red Door Agency



SCAN TO VIEW ONLINE
brphomes.com/mls/9994164