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# 2424 Catherine Street, Bristol, VA 24201

**$199,000** · MLS #9994335 · 3 bed / 1 bath · brphomes.com/mls/9994335




| 3 | 1 | 1,107 | 1951 | 0.69 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1951
**Lot Acreage:** 0.69
**Above Grade Sq Ft:** 1,107
**Lot Dimensions:** 0.69 acres

**City Taxes:** $615.66
**County Taxes:** $0
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Stonewall Jackson Elementary
**Middle School:** Virginia Intermediate
**High School:** Virginia

## Description

** Prime Investment Opportunity Near Hard Rock Casino! **

Key Features:

- Rare opportunity within walking distance to the Hard Rock Hotel & Casino Bristol
- Expansive 0.69-acre property spanning THREE lots offering exceptional development potential
- Existing home with long-term rental history
- Flexible options: renovate, rent, or redevelop

Welcome to 2424 Catherine Street--an exceptional investment and development opportunity in a rapidly growing area of Bristol, VA. Situated just a short walk from the Hard Rock Casino, this property offers a rare combination of location, acreage, and versatility that is becoming increasingly hard to find.

Adding even more value, the property features multiple access points, providing increased flexibility for site planning, traffic flow, and future development potential--an uncommon advantage that developers will truly appreciate.

The existing home has served as a rental property for many decades and will soon be vacant, presenting immediate opportunity for the next owner. Whether you choose to keep the home and make updates for personal use, continue generating rental income with new tenants, or remove the structure to maximize the full development potential of the land, the possibilities here are truly endless.

With a generous 0.69 acres, this property provides ample space for new construction--ideal for condos, apartments, or other income-producing projects. Alternatively, enjoy the extra acreage for added privacy, expansion, or future investment.

This is your chance to secure a high-potential property in one of Bristol's most exciting and evolving areas--the choice is yours.

Buyer/buyer's agent to verify all information. Info deemed reliable but not guaranteed.

## Features & Amenities

**INTERIOR**

One-Level • Plaster Walls • Wall Furnace Heating

**EXTERIOR**

Aluminum Siding Exterior • Block Foundation • Bungalow • Cleared Lot • Composition Roof • Gravel • Level Lot • Shingle Roof • Sloped Lot

**OTHER**

Average Condition • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Epique Realty VA

SCAN TO VIEW ONLINE
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