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1258 Highway 126, Bristol, TN 37620

\$359,000 · MLS #9996131 · 5 bed / 3.5 bath · brphomes.com/mls/9996131



5

BEDS

3.5

BATHS

5,000

SQ FT

1986

YEAR BUILT

0.51

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active Under Contract

Year Built: 1986

Lot Acreage: 0.51

Above Grade Sq Ft: 5,000

Lot Dimensions: 83 X 151.30 IRR

City Taxes: \$0

County Taxes: \$1,443.95

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Holston

Middle School: Sullivan

High School: West Ridge

Description

Once-in-a-lifetime opportunity to own an incredible piece of historic real estate in Bristol, TN!

This unique live-work property offers endless possibilities for homeowners, entrepreneurs, and investors alike. Situated on

a spacious, level 0.51-acre corner lot, the exterior features an expansive yard perfect for outdoor gatherings and a cozy fire pit area.

Upstairs, the residential quarters offer a welcoming 3-bedroom, 2-bathroom layout highlighted by an open-concept living area, a homey kitchen, and a sun-drenched sunroom beaming with natural light. The primary suite serves as a peaceful retreat, complete with a cozy sitting area ideal for reading and relaxation.

Unmatched Commercial & Business Potential. Boasting coveted B3 General Business zoning, the massive 2,500 square foot lower level represents a premier commercial opportunity. This versatile space is a perfect fit for a boutique Bed & Breakfast (B&B), a destination restaurant (previously featured in local magazines), a retail shop, or professional offices.

Adding to its unmatched charm, the property features the meticulously maintained front doors from the 1870 home of A.D. Reynolds (brother of R.J. Reynolds), which are registered with the Bristol Historical Society.

The open lower-level floor plan includes a kitchen setup, generous storage, and flexible space to bring your business dreams to life. Perfect for outdoor enthusiasts, this historic gem sits just minutes from Bristol's vibrant downtown, pristine regional lakes, and premier mountain trailheads.

Don't miss your chance to own a true piece of Southern history with built-in income potential!

Buyer and Buyer's Agent to verify all information contained herein. Deemed reliable but not guaranteed. Equal Housing Opportunity.

Features & Amenities

INTERIOR

2nd Kitchen • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Concrete Flooring • Crawl Opening Attic • Double Oven • Drywall Walls • Electric Dryer Hookup • Electric Heating • Gas Log Fireplace • Hardwood Flooring • Insulated Windows • Open Floorplan • Sunroom-Heated • Tile Flooring • Two-Level • Utility Room • Utility Sink • Washer Hookup • Wired for Data

EXTERIOR

Asphalt • Front Porch • Metal Roof • Parking Pad • Rolling Slope Lot • Shed(s) • Slab Foundation • Storage • Wood Siding
Exterior

OTHER

Average Condition • Electricity Connected • Phone Connected • Public Sewer • Public Water • Water Connected

Listing courtesy of NextHome Magnolia Realty



SCAN TO VIEW ONLINE
brphomes.com/mls/9996131