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# 1258 Highway 126, Bristol, TN 37620

\$359,000 · MLS #9996131 · 5 bed / 3.5 bath · [brphomes.com/mls/9996131](https://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

**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

72-HOUR  
Seller

FIRST  
is

RIGHT  
continuing

OF  
to

REFUSAL  
consider

IN  
additional

PLACE.  
offers.

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

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### 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

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Listing courtesy of NextHome Magnolia Realty



SCAN TO VIEW ONLINE  
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