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# 514 Ranier Drive, Kingsport, TN 37663

**$100,000** · MLS #9996532 · 2 bed / 2 bath · brphomes.com/mls/9996532




| 2 | 2 | 1,400 | 1960 | 1.23 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1960
**Lot Acreage:** 1.23
**Fireplaces:** 3
**Above Grade Sq Ft:** 1,400
**Lot Dimensions:** 250 X 231.6

**City Taxes:** $0
**County Taxes:** $1,170.01
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Rock Springs
**Middle School:** Sullivan Heights Middle
**High School:** West Ridge

Listing courtesy of CENTURY 21 Legacy Fort Henry · MLS #9996532 · Generated November 22, 2026
Information deemed reliable but not guaranteed.

## Description

Exceptional investment and development opportunity in the heart of Colonial Heights! Situated on a rare 1.23-acre hilltop lot in one of Kingsport's most sought-after neighborhoods, this unique property offers multiple avenues for value creation, including renovation, redevelopment, rental income, or new construction potential.

The existing home, approximately 1,400-1,500 square feet, features 2 bedrooms, 2 bathrooms, and a flexible bonus space ideal for a home office, walk-in closet, guest area, or additional storage. Major renovation work has already begun, including updated plumbing fixtures, electrical wiring and lights, and most drywall installation, allowing investors or owner-occupants to focus on the final finishes and customization.

The spacious primary bedroom features vaulted ceilings, while the kitchen layout provides an excellent foundation for a modern redesign. Whether you're looking to renovate and resell, create a long-term rental, or build equity through improvements, much of the heavy lifting has already been done.

Adding even more potential, the property includes a second structure that sustained fire damage, presenting additional redevelopment possibilities. Remove and rebuild, expand the existing footprint, create a guest house, workshop, or explore future development opportunities (buyer to verify zoning, subdivision, and permitted uses).

Properties offering acreage, privacy, hilltop views, and redevelopment potential in Colonial Heights are increasingly difficult to find. Surrounded by established homes and strong property values, this is a rare chance for investors, builders, developers, and flippers to capitalize on a high-demand Kingsport location with significant upside potential.

Don't miss this opportunity to unlock the value of one of Colonial Heights' most unique investment properties.

Please do not enter the burned down structure due to safety concerns.

## Features & Amenities

**INTERIOR**

Drywall Walls • One-Level

**EXTERIOR**

Gazebo • Outbuilding • Vinyl Siding Exterior

**OTHER**

Fixer Condition • Public Water • Septic Tank Sewer • Under Construction Condition

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SCAN TO VIEW ONLINE
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