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4903 North Roan Street, Johnson City, TN 37615

$599,900 · MLS #9996714 · brphomes.com/mls/9996714



5,524	1984	1.84
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1984
Lot Acreage: 1.84
City Taxes: $2,359.99
County Taxes: $2,927.52

Description

Position your business in one of Boones Creek's most visible locations, with approximately 14,000 vehicles passing daily on Hwy 36 and convenient access just two miles from I-26 Exit 17. Offering exceptional visibility, ample space, and endless possibilities, this unique property sits on 1.84 acres with a picturesque creek flowing through the property, creating a relaxing and memorable setting for dining, events, and entertainment. Spanning more than 5,500 finished square feet across three beautifully designed levels, the building combines rustic charm with modern functionality. Rich rough-sawn lumber accents, stunning floating staircases, and thoughtfully designed gathering spaces create a warm and inviting atmosphere throughout. The lower level features a full-service bar area, providing the perfect setting for entertainment, private events, or relaxed social gatherings.

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Information deemed reliable but not guaranteed.

The commercial kitchen is equipped with a walk-in cooler, freezer, and pizza oven, making the property ideal for restaurant, hospitality, or catering operations.
Outside, the opportunities continue with expansive decking for outdoor seating, a stage, and a large gravel parking and gathering area. The tranquil creekside setting enhances the outdoor experience, offering guests a unique atmosphere rarely found in commercial properties. Whether envisioned as a restaurant, wedding venue, brewery, entertainment destination, corporate headquarters, or creative office environment, this property offers the flexibility to bring your vision to life.
Rarely does a property combine this level of visibility, character, functionality, and natural beauty in such a highly desirable Boones Creek location. With an established liquor license, a scenic creek, and nearly two acres of usable land, this is an opportunity unlike any other in the market.

Features & Amenities

INTERIOR

Basement • Dishwasher • Electric Heating • Exterior Lights • Freezer • Heat Pump • Inside Storage

EXTERIOR

Aluminum Siding Exterior • Cleared • Highway • Metal Roof

OTHER

Above Average Condition • Bar/Tavern/Lounge • Fee Simple • Phase 3 • Professional/Office • Public Sewer • Public Water • Residential • Retail

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SCAN TO VIEW ONLINE
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