# 640 East Maple Street, Johnson City, TN 37601

**$660,000** · MLS #9996598 · brphomes.com/mls/9996598




| 2,160 | 2023 |
|---|---|
| SQ FT | YEAR BUILT |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 2023
**City Taxes:** $3,468.31
**County Taxes:** $4,302.36

## Description

Exceptional business opportunity near the Tweetsie Trail, Johnson City Doughboys, Local Motion Cyclery, the future Johnson City Aquatic Center, and with convenient access to I-26. With high visibility and strong local and visitor traffic, this property offers 2,100+ finished square feet across two lots and two separate suites, allowing flexibility for multiple business uses.

Suite 1, formerly a family-friendly taproom, features a custom bar, eight taps with coolers, two restrooms, private office, kid's pump track, outdoor seating, climate-controlled enclosed patio, and covered deck wired for live music. The roll-up garage door area adds 30+ seats with infrared gas heaters, plus indoor seating for 40+. A fiberglass flat roof offers

potential for a future rooftop patio. Handicap parking and a wheelchair elevator are already in place.

Suite 2 is currently occupied by a retail shop and includes a restroom, private office, and glass roll-up garage door. Both suites offer wireless surround sound, a security system, and custom lighting throughout. Combining a prime location, excellent accessibility, flexible layout, and unique amenities, this property is perfectly positioned for an entrepreneur or investor seeking a one-of-a-kind opportunity.

## Features & Amenities

**INTERIOR**

Electric Heating • Exterior Lights • Fire Alarm • Furniture • Handicap Access • Handicap Facilities • Natural Gas Heating • Overhead Doors • Security System • Smoke Detector(s)

**EXTERIOR**

Brick Exterior • City Street • Infrastructure In • Metal Siding Exterior

**OTHER**

220 Volts • Above Average Condition • Aerial • Bar/Tavern/Lounge • Building Plan • Electricity Connected • Fee Simple • Fiber Available • Floor Plan • Natural Gas Available • Office/Showroom • Plat • Professional/Office • Public Sewer • Public Water • Retail • Sewer Connected • Survey • Utility Easement Restrictions • Water Connected

Listing courtesy of Crye-Leike Realtors

SCAN TO VIEW ONLINE
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