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# 6811 West Hwy 67, Mountain City, TN 37683

**$1,140,000** · MLS #9997092 · brphomes.com/mls/9997092




| 3,862 | 2011 | 1.4 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 2011
**Lot Acreage:** 1.4
**City Taxes:** $0
**County Taxes:** $853.61

## Description

LA CUCINA Italian Kitchen - A Mountain Legacy Opportunity
Restaurant • Residence • Guest Cottage

Welcome to one of Northeast Tennessee's most unique opportunities, where mountain living, entrepreneurship, and lifestyle come together in one unforgettable property.

In Italian, "La Cucina" means "The Kitchen," but in Italy it represents so much more--it is the heart of the home where family gathers, meals are shared, stories are told, and memories are made. For years, La Cucina has embodied that spirit

here in the mountains of Northeast Tennessee, welcoming loyal guests from across Tennessee, North Carolina, and Virginia who traveled winding mountain roads for authentic cuisine, warm hospitality, and an experience that made this beloved destination truly worth the drive.

Located at the foot of beautiful Doe Mountain and conveniently situated just off Hwy 67W near Watauga Lake, this remarkable property includes a beautifully maintained primary residence, the iconic restaurant space, and an absolutely charming guest cottage, all thoughtfully positioned in one scenic location.

Whether you are a chef dreaming of owning your own destination restaurant, a restaurateur ready to build upon an established reputation, an entrepreneur seeking a lifestyle business, an investor, or someone longing to trade city life for mountain views and a slower pace, La Cucina offers possibilities rarely found in today's market.

The main residence offers warmth, comfort, and mountain charm, while the guest cottage is ideal for visitors, employee housing, rental income, or your own private retreat.

The restaurant itself is fully equipped and rich with opportunity. Continue the beloved La Cucina legacy, introduce your own culinary vision, or reimagine the space entirely. With no zoning restrictions, possibilities include restaurant, bakery, brewery, wine tasting room, specialty market, event venue, retail concept, wellness retreat, artist studio, or something uniquely your own.

A rare opportunity-- the current owner and accomplished Italian chef is willing to assist in training the next owner and share the culinary techniques, recipes, operational insight, and restaurant knowledge that helped make La Cucina one of Johnson County's most beloved dining destinations.

After 14 years serving the community, the owner has reached a well-earned season of retirement and has made the decision not to reopen for the upcoming season, creating a rare opportunity for someone new to carry the torch and build upon an established reputation, loyal following, and years of goodwill.

Interested buyers are encouraged to explore La Cucina Italian Kitchen' Facebook and Instagram presence to experience the atmosphere, cuisine, and loyal customer base that have made this destination so special. Dreaming even bigger? The restaurant building could easily be transformed into additional residential living space, creating up to three separate living areas ideal for multi-generational living, retreats, guests, or investment potential.

And then there is Johnson County, Tennessee--one of Northeast Tennessee's best-kept secrets. Minutes from Watauga Lake, Doe Mountain Recreation Area, and the Appalachian Trail, enjoy boating, hiking, fishing, and endless outdoor recreation. Spend the day in nearby Boone, Banner Elk, Blowing Rock, and Valle Crucis in North Carolina, all just a scenic drive away. In the winter months don't forget the Ski resorts. Imagine stepping from your front porch to your own thriving destination business--no commute, no city traffic, just mountain views, fresh air, loyal customers, and a lifestyle many only dream about.

Equipment list available upon request. Social media links, additional photos, and business information available. Seller willing to assist with transition/training for qualified buyer. Buyer/buyer's agent to verify all information. Estimates for Sq Ft- Restaurant 1200, Main House 2100, Guest House 562

## Features & Amenities

**INTERIOR**

Additional Building(s) • Ceiling Fan(s) • Dumpster • Fire Alarm • Freezer • Furniture • Handicap Facilities • Heat Pump • Outside Storage • Propane Heating • Range • Refrigeration • Refrigerator

**EXTERIOR**

County Road • Shingle Roof • Vinyl Siding Exterior

## OTHER

220 Volts • Above Average Condition • Books Available • Electricity Connected • Public Water • Restaurant • Septic Tank Sewer • Water Connected

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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