

1258 Highway 126, Bristol, TN 37620

\$359,000 · MLS #9997302 · brphomes.com/mls/9997302



TVR MLS

5,000
SQ FT

1986
YEAR BUILT

0.51
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1986

Lot Acreage: 0.51

City Taxes: \$0

County Taxes: \$1,443.95

Description

72-HOUR Seller is FIRST continuing RIGHT to OF REFUSAL IN PLACE. consider additional offers.

Once-in-a-lifetime opportunity to own an incredible piece of historic real estate in Bristol, TN!

COMMERCIAL OPPORTUNITY - B-3 HIGHWAY BUSINESS ZONING

Exceptional opportunity to acquire a highly versatile B-3 Highway-Oriented Business property in a prime Bristol location.

Situated on Highway 126, this property offers outstanding visibility, accessibility, and flexibility for a wide variety of commercial uses.

The existing building provides substantial square footage suitable for professional offices, medical or wellness services, retail operations, boutique hospitality, daycare, event space, contractor headquarters, mixed-use development, or owner-occupied business ventures. The property's B-3 zoning significantly expands development potential and eliminates the uncertainty and expense often associated with rezoning.

Strategically located with convenient access to Bristol, Interstate corridors, and surrounding commercial centers, this property offers excellent exposure for businesses seeking a high-traffic location. The combination of highway frontage, established improvements, and commercial zoning creates a unique investment opportunity for entrepreneurs, investors, developers, and business owners alike.

Whether you're looking to establish a new business location, convert the existing structure for commercial use, create a live/work environment, or add a valuable income-producing asset to your portfolio, this property offers exceptional flexibility and long-term potential.

Property								Features:	
•	B-3	Highway-Oriented		Business		Zoning			
•	Prime	Highway		126		Location			
•	Excellent	Visibility		and		Accessibility			
•	Existing	Structure	Ready	for	Adaptive		Reuse		
•	Suitable	for	Multiple	Commercial		Applications			
•	Strong	Owner-User	or	Investment		Opportunity			
•	Convenient	Access	to	Bristol	and	Regional	Markets		
•	Potential	for	Office,	Retail,	Service,	Hospitality,	or	Mixed-Use	Uses

Buyers and buyers' agents to verify all information, zoning regulations, permitted uses, and development opportunities.

Buyer and Buyer's Agent to verify all information contained herein. Deemed reliable but not guaranteed. Equal Housing Opportunity.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Dishwasher • Electric Heating • Exterior Lights • Range • Refrigerator

EXTERIOR

Highway • Metal Roof • Wood Siding Exterior

OTHER

220 Volts • Auto Dealer • Average Condition • Barber/Beauty • Building Restrictions • Electricity Connected • Fee Simple • Phone Connected • Public Sewer • Public Water • Restaurant • Retail • Utility Easement Restrictions • Water Connected

Listing courtesy of NextHome Magnolia Realty



SCAN TO VIEW ONLINE
brphomes.com/mls/9997302