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300 Broad Street, Kingsport, TN 37660

$1,200,000 · MLS #9997399 · brphomes.com/mls/9997399



63,300	1958	0.59
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1958
Lot Acreage: 0.59
City Taxes: $8,806.50
County Taxes: $8,468.37

Description

Incredible Downtown Kingsport Redevelopment Opportunity - 63,300± Sq. Ft. Possible Owner Financing available! Seller may consider owner financing for a qualified buyer. Terms and conditions are negotiable.

Investors, developers, and visionaries--this is your chance to own one of downtown Kingsport's most exciting redevelopment opportunities! Offering approximately 63,300 square feet, this massive red iron steel commercial building is a rare blank canvas with unlimited possibilities.

Whether your vision includes luxury loft apartments, mixed-use retail, office space, restaurants, entertainment venues,

self-storage, event space, or a combination of commercial and residential uses, this property is ready for transformation. Enjoy breathtaking views overlooking downtown Kingsport and long-range views of Bays Mountain--an ideal backdrop for a landmark development.

Property Features:

Approximately 63,300 square feet
Durable red iron steel construction
Brand-new roof (2026)
Three loading dock garage doors, including one new overhead door
Concrete floors throughout
Working fire sprinkler system
Two large front stairways with interior and exterior access
Two rear stairwells for additional accessibility
Six bathrooms, including two with showers and changing rooms
Existing office space on the first and third floors
Freight/passenger elevator converted from three-phase to 220V (controls and final inspection needed)
New sump pumps installed in both elevator pits
First floor has already been cut for future water line installation, making future development easier
The building has been stripped to the fire-rated walls, creating an excellent opportunity for a complete custom build-out. Much of the existing electrical infrastructure may be repurposed, although buyers should anticipate electrical upgrades. A rooftop natural gas heating system is in place but should be evaluated, with replacement expected.

An asbestos report is available upon request. Only a few isolated areas contain asbestos, and portions have already been professionally removed. A previous estimate for replacing windows and doors on two floors was approximately $160,000.

Properties of this size and location rarely become available. With its prominent downtown location, incredible views, and flexible floor plan, this building offers tremendous upside for the right investor.

The current owner is available to personally walk qualified buyers through the property, explain the improvements already completed, and discuss the tremendous redevelopment potential.

Bring your imagination and create the next signature destination in downtown Kingsport! Buyer and buyers agent to confirm all information

Features & Amenities

INTERIOR

Delivery Doors • Display Window • Elevator • Fire Alarm • Freight Elevator • Garage Bay(s) • Heat Pump • Hot Water Heating • Inside Storage • Lighting-Fluorescent • Loading Dock(s)

EXTERIOR

Block Exterior • Brick Exterior • City Street • Rubber Roof

OTHER

Average Condition • Building Plan • Electricity Connected • Fee Simple • Manufacturing • Natural Gas Connected • Phase 3 • Public Sewer • Public Water • Residential • Retail • Sewer Connected • Vacant • Water Connected

Listing courtesy of Town & Country Realty - Downtown

SCAN TO VIEW ONLINE
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