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812 East Main Street, Rogersville, TN 37857

$319,900 · MLS #9997763 · brphomes.com/mls/9997763



2,808	1945	0.36
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1945
Lot Acreage: 0.36
City Taxes: $2,204.53
County Taxes: $3,066.54

Description

Positioned on highly visible East Main Street in the heart of Historic Rogersville, this well-maintained 2,808± square foot property offers exceptional flexibility with HR-2 zoning, making it ideal for a variety of residential, commercial, or professional uses. Originally built in 1945, this two-story property sits on approximately 0.36 acres with public water and sewer, providing ample space for business operations, residential living, or a live/work concept. The property was most recently used as a successful floral shop so it would need a few modifications to become a residence again. However, the zoning permits either residential, commercial or both. You could live on the property and have your business on the same property. The homes timeless character, spacious floor plan, and prominent location create endless possibilities for entrepreneurs, investors, or those seeking a unique property with income-producing potential. Conveniently located just minutes from downtown Rogersville, shopping, restaurants, schools, medical facilities, and major highways, this property offers outstanding visibility and accessibility in one of Tennessee's oldest and most charming communities. Whether you're looking to establish a professional office, boutique business, convert to multi-use space, or preserve it as

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Information deemed reliable but not guaranteed.

a distinctive residence, 812 E. Main Street presents a rare opportunity to own a versatile property in a growing market. FIBER OPTIC INTERNET Information deemed reliable but not guaranteed. Buyer/buyer's agent to verify all information.

Features & Amenities

INTERIOR

Basement • Central Heating • Heat Pump

EXTERIOR

Block Exterior • City Street • Infrastructure In • Shingle Roof • Vinyl Siding Exterior

OTHER

220 Volts • Above Average Condition • Aerial • Barber/Beauty • Cable Available • Electricity Connected • Fee Simple • Historical • Natural Gas Available • Personal • Phone Available • Public Sewer • Public Water • Residential • Sewer Connected

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SCAN TO VIEW ONLINE
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