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412 6th Street, Bristol, TN 37620

\$599,900 · MLS #9997983 · 4 bed / 3 bath · brphomes.com/mls/9997983



TVR MLS

4

BEDS

3

BATHS

6,184

SQ FT

1870

YEAR BUILT

0.44

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1870

Lot Acreage: 0.44

Above Grade Sq Ft: 6,184

Lot Dimensions: 120.91X164.81

City Taxes: \$1,835.10

County Taxes: \$2,035.90

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Fairmount

Middle School: Vance

High School: Tennessee

Description

RENT TO OWN AVAILABLE Looking for a downtown showpiece with endless potential? Don't miss this one!

Built in the 1870s for the Vance family and later recognized as one of Bristol's historic landmarks, this iconic Victorian has

been thoughtfully reimagined, seamlessly merging timeless architecture with modern functionality. Zoned B-1A and previously operated as a restaurant, it's ready for whatever vision you bring to the table: a high-end restaurant, luxury bed and breakfast, wedding venue, personal home, or something entirely your own!

Inside you'll find over 5,200 square feet of history and craftsmanship -- from the intricate woodwork and original hardwood floors to the detailed staircase and fireplaces that anchor nearly every room. A custom bar and fully equipped commercial kitchen with walk-in coolers offer exceptional functionality, while multiple dining areas, five restrooms, and dedicated office space provide flexibility for any concept. The charm continues outdoors with ornate porch detailing and a rare original slate roof. The wraparound porch offers inviting outdoor seating and a stage for live entertainment -- the perfect setup for gatherings, music nights, or a one-of-a-kind event space. Every detail reflects the care and pride that's gone into maintaining this property's timeless character while ensuring its functionality for modern use.

Strategically positioned in the heart of everything, this property is within walking distance to downtown Bristol, and just a short drive away from HardRock Casino, Bristol Motor Speedway, and so much more that Bristol has to offer! Whether you're an entrepreneur looking to create, expand, or relocate your business, an investor looking for a unique opportunity, or simply a visionary looking to preserve one of the most iconic homes in Bristol- don't miss your chance to own this blank canvas! Owner financing available at 4.99% for qualified buyers! Priced to sell at \$599,900 or lease at \$4,500/month and landlord incentives available upon request, call today to schedule your appointment!

Features & Amenities

INTERIOR

Bonus Room • Breakfast • Built-in Features • Central Air • Central Heating • Drywall Walls • Entrance Foyer • Hardwood Flooring • Heat Pump • Living Room Fireplace • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Restored • Sitting • Two-Level • Walk-In Closet(s) • Wood Walls

EXTERIOR

Back Yard Fencing • Balcony • Front Porch • Garden • Level Lot • Rear Patio • Slate Roof • Victorian • Wood Siding Exterior

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE
brphomes.com/mls/9997983