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214 Union Street, Erwin, TN 37650

$619,000 · MLS #9998894 · 4 bed / 4 bath · brphomes.com/mls/9998894



4	4	4,990	1925
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1925
Fireplaces: 2
Above Grade Sq Ft: 4,990
Lot Dimensions: 50x100
City Taxes: $1,158.75
County Taxes: $1,950.04
Basement Sq Ft: 0
Garage Sq Ft: 0
Garage Spaces: 10
Elementary School: Rock Creek
Middle School: Unicoi Co
High School: Unicoi Co

Description

Prime Investment Opportunity in Historic Downtown Erwin! Located at 212/214 Union Street, this exceptional mixed-use brick building offers a rare opportunity for investors, entrepreneurs, or owner-occupants seeking a versatile property in the heart of Downtown Erwin. With over 9,000 square feet of space, this historic building provides endless possibilities for commercial, residential, or income-producing use. The property features gas heat and three-phase power, making it well-equipped for a variety of businesses including retail, warehouse, office, showroom, studio, or flex space. The expansive upper level offers more than 4,100 square feet of residential living space with four bedrooms, three full

bathrooms, a spacious kitchen with a center island, dining room, living room, family room, game room, and laundry room. Designed with flexibility in mind, the upper level includes two interior staircases and two exterior entrances, providing an excellent opportunity to convert the space into two or even three separate apartments, subject to local approvals. The main level offers a large open commercial space with two half bathrooms and an additional loft area of more than 800 square feet, providing ample room for storage, offices, or expanded workspace. Whether you're looking to operate your own business while living upstairs, create multiple rental units, or develop a unique mixed-use investment, this property offers incredible potential. Conveniently located in Historic Downtown Erwin, you'll enjoy excellent visibility, easy access to local shops, restaurants, and community amenities. Opportunities like this are rare--schedule your private showing today and explore the possibilities this one-of-a-kind property has to offer.

Located in the vibrant downtown area of Erwin, within walking distance, you'll find Erwin's historic public library, as well as the Family YMCA, which offers swimming and recreational activities. Public schools are just half a mile away. The nearby downtown area offers unique shops, coffee spots, dining options and even a classic drug store with a rich history. Fishing, kayaking and whitewater rafting activities are just around the corner. Just a short drive to Johnson City, Jonesborough and Asheville.

Features & Amenities

INTERIOR

Carpet Flooring • Central Air • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Forced Air Heating • Full Basement • Garage Door Basement • Hardwood Flooring • Kitchen Island • Kitchen/Dining Combo • Laundry • Living Room Fireplace • Primary Bathroom • Primary Bedroom • Tile Flooring • Two-Level • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Window Unit(s)

EXTERIOR

Attached • Block Foundation • Brick Exterior • Cleared Lot • Concrete Perimeter Foundation • Curbs • Level Lot • Mountain(s) View • Rubber Roof • Street Lights • Traditional

OTHER

Above Average Condition • Average Condition • Cable Connected • Electricity Connected • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of REMAX Checkmate, Inc. Realtors

SCAN TO VIEW ONLINE
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