3500 Fort Henry Drive, Kingsport, TN 37664

$350,000 · MLS #10000405 · brphomes.com/mls/10000405



2,656	1953	0.17
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1953
Lot Acreage: 0.17
City Taxes: $1,830.94
County Taxes: $1,760.64

Description

TURNKEY RESTAURANT & BAR OPPORTUNITY ON FORT HENRY DRIVE! Located at 3500 Fort Henry Drive in Kingsport, this 2,656-square-foot commercial property offers excellent visibility along an established commercial corridor, paved parking and access, and an extensive restaurant and bar equipment package.
The restaurant is not currently operating, but virtually everything needed to bring a new concept to life is already in place. All on-site restaurant equipment, furniture, smallwares, décor, televisions, security equipment, and technology are intended to convey with the real estate, giving a new owner the opportunity to avoid much of the expense and time associated with building out and equipping a restaurant from scratch.
The commercial kitchen is extensively equipped and includes a Waco commercial pizza oven, Alto-Shaam/Halo Heat

convection proofing oven, commercial griddle, range top, dual deep fryers, commercial mixer, warming station, Type-1 exhaust hood system, Kolpak walk-in cooler, refrigerated sandwich prep station, reach-in refrigeration and freezers, commercial ice machine, Jackson TempStar high-temperature dishwasher, three-compartment sink, stainless prep tables, and additional equipment and smallwares.

The bar and dining areas are equally well equipped, featuring a 14-tap draft beer system, 8-flavor soda dispensing system, commercial coffee equipment, multiple wall-mounted flat-screen TVs, glassware, plates, utensils, barware, furnishings, and interior décor. Security cameras, network/Wi-Fi equipment, office shelving, and Toast POS hardware are also included, subject to applicable contracts and transfer requirements.

Significant capital improvements completed during 2024-2025 add substantial value to the property, including new heat pumps throughout the building, a complete electrical rewire with dual 200-amp Leviton Smart Panels, and a fully permitted fire sprinkler system providing coverage throughout the building.

Situated on approximately 0.17 acre with paved parking and access, this established restaurant location combines the real estate, substantial recent building improvements, and an extensive FF&E package in one offering. Whether bringing a new concept to Kingsport or relocating an existing operation, much of the costly restaurant infrastructure is already here. All on-site equipment, furniture, décor, smallwares, and technology are intended to convey. Seller is willing to discuss deductions or credits for specific items a buyer does not wish to retain. Detailed FF&E and conveyance list available. Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

Dishwasher • Fire Sprinkler System • Freezer • Furniture • Heat Pump • Range • Refrigeration

EXTERIOR

Block Exterior • Brick Exterior • City Street • Highway • Metal Roof • Wood Siding Exterior

OTHER

Average Condition • Fee Simple • Public Sewer • Public Water • Restaurant

Listing courtesy of Conservus Homes

SCAN TO VIEW ONLINE
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