# 245 Gate City Highway, Bristol, VA 24201

**$1,895,000** · MLS #10001180 · brphomes.com/mls/10001180




| 3,321 | 2001 | 0.42 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 2001
**Lot Acreage:** 0.42
**City Taxes:** $4,201.74
**County Taxes:** $0

## Description

Looking for a lucrative business opportunity in the heart of Bristol? Don't miss this one! This turnkey operation has proven to be a high-yield investment with significant potential for growth. Strategically positioned at a signalized intersection across from Hard Rock Casino, this blank canvas features over 3,300 sq ft of versatile commercial space, 0.43 acres of prime real estate, 25+ parking spaces, and over 140' of road frontage on Gate City Hwy, highlighted by an ADTC of 9,200+. The high visibility and exposure offer endless possibilities! Zoned B3, this flexible zoning code allows for a myriad of uses that could capitalize this one of one location. Promoting tons of notoriety, this local staple has been a thriving business in the community for over 40+ years with over 20+ years in their current building that was custom built in 2001! Immaculately maintained with streamlined operations, the current owner has perfected the process with low staffing, 24-

hour operations, remote monitoring capabilities via high-grade surveillance, top-of-the-line equipment, and easy access controls, each with individual cutoffs for electricity and water. Additional essential products include coin exchangers, credit card swipers, and vending machines to enhance the customer experience. Maximizing efficiency with 12 high-grade solar panels, this property is equipped with 3-phase power, LED lighting, (2) newer HVAC units, 6" drain line, and many other improvements implemented over the years. Additional revenue streams include the VA lottery, coin machines, and the potential to expand the commercial side of the business with services like dry cleaning, delivery, retail goods, and more. This is a rare opportunity to enjoy immediate cash flow while benefiting from long-term appreciation of the site. Whether you aim to continue the successful operations of "The Washateria", or whether you're looking to redevelop this highly sought after site; prop erties in the casino district rarely come available and this one will not last long priced to sell at $1,895,000. Call today to schedule your showing! All information contained herein is deemed reliable but gathered from tax records and homeowner and is subject to buyers verification.

## Features & Amenities

**INTERIOR**

Additional Building(s) • Dumpster • Handicap Access • Heat Pump • Roof Sign • Security System

**EXTERIOR**

Block Exterior • Highway • Infrastructure In • Rubber Roof • Solar Panels Roof

**OTHER**

Above Average Condition • Aerial • Books Available • Building Plan • Fee Simple • Floor Plan • Phase 3 • Profit/Loss Statement • Public Sewer • Public Water • Retail

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
brphomes.com/mls/10001180