861 West Highway 25 70 1, Newport, TN 37821

$1,100,000 · MLS #10001725 · brphomes.com/mls/10001725



3,504	2000
SQ FT	YEAR BUILT

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2000

City Taxes: $0

County Taxes: $3,482.62

Description

Prime Commercial Investment Opportunity | Newport, Tennessee, Established Laundromat, Retail/Rental Space & High-Visibility Highway Frontage and 23 parking spaces. This exceptional commercial investment opportunity along Highway 25/70 in Newport, Tennessee. Strategically positioned less than a minute from the new Highway 321 bypass, this property offers approximately 175 feet of highway frontage, excellent visibility and convenient access. With an estimated daily traffic count exceeding 20,000 vehicles in 2025, the location provides substantial exposure for established businesses and

future commercial ventures. The property features an established, well-maintained laundromat and approximately 1,316 square feet of versatile retail/rental space, offering opportunities for owner-operators, investors or entrepreneurs seeking a highly visible commercial location. The laundromat has an established customer base and a reputation for cleanliness and reliability. The adjoining retail space provides additional flexibility for a complementary business, independent retail operation or potential rental income. With the convenient entrance, accessible parking and prominent highway exposure, the property is designed to accommodate customer traffic while providing convenient access to the surrounding communities. Strategic East Tennessee Location Located just 2.4 miles from downtown Newport, this commercial property benefits from convenient access to major regional destinations, including: Knoxville: Approximately 44 minutes, Morristown: Approximately 30 minutes, Sevierville: Approximately 34 minutes, Hot Springs, North Carolina: Approximately 38 minutes

Features & Amenities

INTERIOR

Central Air • Central Heating • Heat Pump

EXTERIOR

Brick Exterior • Built-Up Roof • Composition Roof • Highway

OTHER

220 Volts • Above Average Condition • Fee Simple • Natural Gas Available • Public Sewer • Public Water • Retail • Sewer Connected • Utility Easement Restrictions • Water Connected

Listing courtesy of Country Living Realty

SCAN TO VIEW ONLINE
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