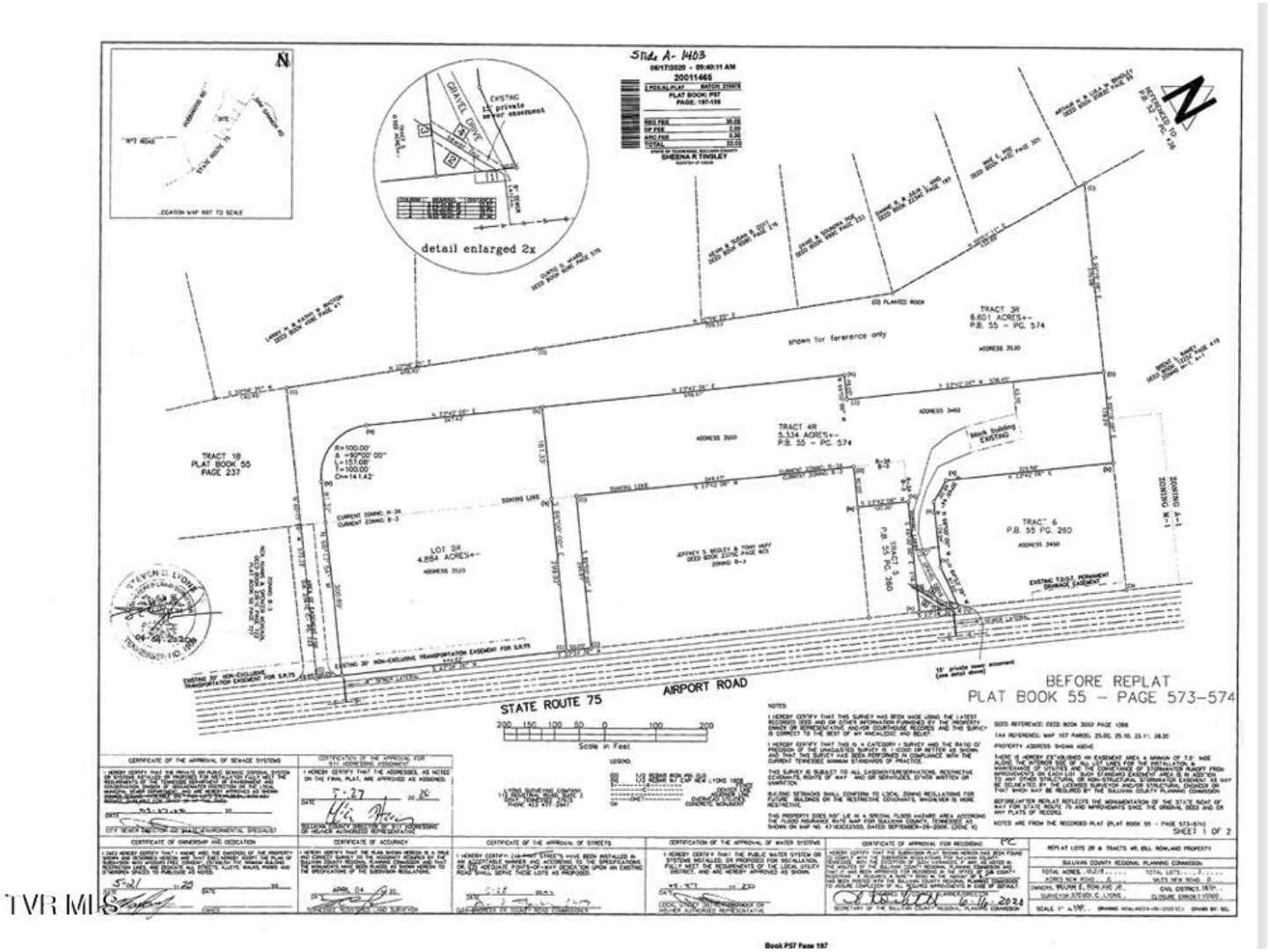
FOUND ON BRPHOMES.COM

3450 Highway 75, Kingsport, TN 37663

$598,000 · MLS #10001995 · brphomes.com/mls/10001995



2013	2.55
YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2013
Lot Acreage: 2.55
City Taxes: $0
County Taxes: $730.97

Description

BIG TOY STORAGE - $598,000

3450 & 3480 Highway 75 | Blountville, Tennessee

2.55 Acres | Income-Producing Commercial Investment | B-3 Zoning | Expansion Potential

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC · MLS #10001995 · Generated November 21, 2026
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ESTABLISHED STORAGE BUSINESS WITH IMMEDIATE INCOME AND EXCELLENT EXPANSION OPPORTUNITIES!

Discover an outstanding commercial investment opportunity along Highway 75, approximately one mile from Tri-Cities Airport in Blountville, Tennessee. Currently operating as BIG TOY STORAGE, this established outdoor storage business occupies two parcels totaling approximately 2.55 acres, with 460 feet of highway frontage and convenient access to the entire Tri-Cities region.

Offered at $598,000, the property currently generates $5,500 per month ($66,000 annually) in gross rental income from more than 30 established tenants, providing immediate cash flow and significant opportunities for expansion, increased revenue, or future commercial redevelopment. The property is subject to county property taxes only.

ESTABLISHED BUSINESS - IMMEDIATE RENTAL INCOME

BIG TOY STORAGE provides secure outdoor parking and storage for recreational vehicles, boats, tractor-trailers, commercial trucks, equipment, and trailers. The property features perimeter fencing, controlled access, extensive nighttime lighting, and convenient entry for large vehicles.

Located near Boone Lake and within easy reach of Kingsport, Johnson City, Bristol, Blountville, and Gray, the business benefits from a central location serving both recreational and commercial storage customers.

EXPANSION POTENTIAL - THREE STEEL-FRAME WAREHOUSES INCLUDED

A significant advantage of this offering is the inclusion of three unassembled steel-frame warehouse buildings, each measuring 40' x 50' x 18', providing a combined 6,000 square feet of potential enclosed storage or warehouse space.

Upon construction and leasing, these buildings could potentially generate $6,000 or more in additional monthly rental income, increasing total gross rental revenue to approximately $11,500 per month ($138,000 annually). These projections are estimates and depend on construction costs, applicable approvals, market conditions, and tenant demand.

The additional warehouse facilities could accommodate enclosed vehicle storage, contractor equipment, commercial inventory, or other storage-related uses.

PRIME COMMERCIAL LOCATION & DEVELOPMENT FLEXIBILITY

Situated along Highway 75, the property offers approximately 460 feet of road frontage, a reported traffic count of 12,000 vehicles per day, and excellent accessibility to Tri-Cities Airport and surrounding commercial markets.

The site is served by city water and sewer and is zoned B-3 commercial, allowing consideration of numerous business and redevelopment opportunities, subject to applicable regulations and approvals.

Potential alternative uses include automobile and RV sales, commercial vehicle parking, contractor operations, equipment rental, warehouse facilities, self-storage, retail businesses, building supply operations, and other highway-oriented commercial services.

ADDITIONAL ADJACENT INVESTMENT PROPERTY AVAILABLE

An adjacent income-producing commercial property is also available for separate purchase, featuring leased commercial and office space along with two residential apartments. This neighboring offering presents an opportunity for investors seeking additional rental income and an expanded commercial real estate portfolio.

INVESTMENT HIGHLIGHTS

Asking Price:	$598,000

Property Addresses: 3450 & 3480 Highway 75, Blountville, TN

Land Area: Approximately 2.55 acres across two parcels

Highway Frontage: Approximately 460 feet

Existing Gross Rental Income: $5,500 monthly / $66,000 annually

Established Tenants: More than 30

Expansion Assets: Three unassembled 40' x 50' x 18' steel-frame warehouses included

Potential Additional Gross Income: $6,000+ monthly upon warehouse completion and leasing

Potential Total Gross Income:

Features & Amenities

INTERIOR

Exterior Lights • Outside Storage • Part Fenced

EXTERIOR

Highway

OTHER

Average Condition • Electricity Connected • Fee Simple • Power Line Easements • Public Sewer • Public Water • Rec Right of Way Easements • Right of Way Restrictions • Survey • Truck Garage

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SCAN TO VIEW ONLINE
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