7480 Highway 19e, Roan Mountain, TN 37687

$169,000 · MLS #10002253 · brphomes.com/mls/10002253

1,344	1968	0.5
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1968

Lot Acreage: 0.5

City Taxes: $0

County Taxes: $695.88

Description

Prime Commercial Investment Opportunity on Busy Highway 19E!
Prime business opportunity on busy Highway 19E, the main route connecting Elizabethton, Roan Mountain, Roan Mountain State Park, and the North Carolina state line. The approximately 0.50-acre property offers about 208 feet of level commercial frontage and ample paved parking.
The one-level building features a covered front porch spanning its entire length and a largely open interior offering

exceptional flexibility for a variety of commercial or residential uses. Originally constructed with a free-span design and full overhead trusses, the building has no interior load-bearing walls. This allows the interior walls to be removed or reconfigured, creating a wide-open floor plan ideal for warehouse space, mini-storage units, retail operations, or other commercial ventures. This versatile construction provides a unique opportunity for buyers looking to customize the building to meet their specific business needs.
An apartment is currently located within the building, and the property may also work well as a duplex apartment unit. A1B zoning allows small business, single-family and multifamily residential, and small manufacturing uses, among others. Additional features include built-in wall freezers, a large walk-in freezer, and a full bath. An attached 1,176-square-foot open shed provides even more flexible space for storage, equipment, inventory, or business operations. Previously operated as a landscaping and flower business and a small restaurant, this property offers tremendous potential for a convenience market, landscaping supply store, auto sales or repair business, hiker or biker hostel, restaurant, warehouse, mini-storage facility, residential conversion, or another small business. The combination of excellent highway visibility, generous road frontage, paved parking, and adaptable free-span construction makes this property especially attractive to entrepreneurs and investors.
Conveniently located near Roan Mountain and Roan Mountain State Park, with Western North Carolina ski areas and Bristol Motor Speedway within approximately an hour's drive.
Property information is based on tax records. Buyer and buyer's agent to verify all information, including square footage, zoning, permitted uses, structural characteristics, and suitability for intended use.

Features & Amenities

INTERIOR

Delivery Doors • Display Window • Forced Air Heating • Freezer • Lighting-Fluorescent • Refrigeration

EXTERIOR

Asphalt Roof • Finished Lot(s) • Highway • Wood Siding Exterior

OTHER

440 Volts • Average Condition • Cable Connected • Convenience Store • Electricity Connected • Fee Simple • Phone Available • Plat • Residential • Retail • Septic Tank Sewer • Sewer Connected • Shared Well Water • Updated/Remodeled Condition • Water Connected

Listing courtesy of Braswell Realty Inc. RM

SCAN TO VIEW ONLINE
brphomes.com/mls/10002253