601 Holston Avenue, Bristol, TN 37620

$299,900 · MLS #10002240 · brphomes.com/mls/10002240



1920	0.12
YEAR BUILT	ACRES

Property Facts

Property Type: Multi Family
Sub Type: Multi Family
Status: Active
Year Built: 1920
Lot Acreage: 0.12
Lot Dimensions: 36 X 140

City Taxes: $1,619.91
County Taxes: $1,416.13
Elementary School: Anderson
Middle School: Vance
High School: Tennessee

Description

Discover the possibilities with this updated triplex conveniently located near Downtown Bristol! Whether you're looking for a place to call home while generating rental income or an opportunity to expand your investment portfolio, this property offers flexibility and income potential.

Featuring three separate units, the property has benefited from substantial improvements over the years. Both upstairs units were previously renovated down to the studs, including updated electrical wiring, while the downstairs unit was updated in 2023. More recent improvements include updated plumbing work and replacement of the sewer line to the

street. Additional features include a shared laundry room and off-street gravel parking.

The property currently has three long-term tenants in place, all on month to month rental agreements, offering flexibility for a future owner.

Current Rental Income:

Unit A: $700/month (water included)

Unit B: $700/month (water included)

Unit C: $1,000/month (electricity, water, and internet included)

Currently generating $2,400 per month in gross rental income ($28,800 annually), the property offers an opportunity for an owner-occupant live in one unit while collecting rent from the other two, or continue renting all three units.

Conveniently located just off Volunteer Parkway, within walking distance of Downtown Bristol, and approximately 2 miles from Bristol Casino. Bristol Regional Medical Center is also just a short drive away.

The property is zoned B-3, potentially offering additional opportunities beyond traditional long-term rentals, subject to local zoning regulations and buyer verification.

Enjoy the convenience of living close to everything Bristol has to offer while having the potential for rental income.

All information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information. Property sold as-is.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Double Pane Windows • Dryer • Drywall Walls • Electric Heating • Electric Range • Hardwood Flooring • One-Level • Partial Basement • Radiant Heating • Refrigerator • Smoke Detector(s) • Tile Flooring • Vinyl Flooring • Washer • Window Unit(s)

EXTERIOR

Back Yard Fencing • Block Foundation • Gravel • Level Lot • Metal Roof • Porch • Rear Porch • Sloped Lot • Traditional • Vinyl Siding Exterior

OTHER

Average Condition • Leases • Public Sewer • Public Water

Listing courtesy of Berkshire HHS, Jones Property Group

SCAN TO VIEW ONLINE
brphomes.com/mls/10002240