417 West Stone Drive, Kingsport, TN 37660

$1,350,000 · MLS #10002454 · brphomes.com/mls/10002454

8,748	1986	1.78
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1986

Lot Acreage: 1.78

City Taxes: $6,303.96

County Taxes: $6,061.92

Description

An opportunity to bring your vision to life along one of Kingsport's established commercial corridors. Located at 417 W. Stone Drive, this substantial commercial property offers approximately 11,902 +/- total square feet of building and patio space situated on 1.78 +/- acres, presenting an exciting opportunity for restaurateurs, hospitality operators, investors, and entrepreneurs seeking a distinctive property with the flexibility to accommodate a variety of business concepts.

Previously designed and operated as a restaurant and entertainment destination, the building offers an expansive interior layout with multiple dining and gathering areas, a substantial bar area, dedicated kitchen and food preparation spaces, restrooms, and additional areas that could be reimagined to accommodate an entirely new concept.

From the moment you enter, the property's character and scale become apparent. Decorative ceilings, distinctive architectural details, generous seating areas, and an inviting atmosphere create a setting that lends itself to memorable dining and entertainment experiences. Whether the vision is an upscale restaurant, casual dining establishment, sports bar, entertainment venue, private event facility, or a completely reimagined hospitality concept, the existing footprint provides an exciting starting point.

One of the property's most compelling features is its versatility. An investor or operator can explore multiple revenue-producing components within a single location. Imagine a restaurant complemented by private dining, an event venue with food and beverage service, or a hospitality concept combining indoor and outdoor guest experiences.

An expansive outdoor deck provides additional possibilities for open-air dining, social gatherings, private events, or seasonal entertainment, allowing future operators to create an experience that extends beyond the traditional restaurant setting.

Outside, the approximately 1.78-acre parcel offers extensive paved parking areas, an important consideration for businesses accommodating larger gatherings, dining crowds, or special events. The property's level topography and established commercial setting further enhance its appeal.

Positioned along West Stone Drive, the property benefits from its location within an established Kingsport commercial corridor, surrounded by residential neighborhoods, businesses, shopping, and everyday services. Its accessibility to the greater Kingsport market creates opportunities for operators seeking to attract both local customers and visitors throughout the region.

According to property records, the site is zoned B-3, providing an opportunity to explore commercial uses beyond its previous restaurant operation, subject to applicable zoning regulations and approvals.

For an experienced restaurant operator, this property offers the opportunity to establish a new concept within a substantial existing building rather than beginning with vacant land. For investors and developers, the combination of building size, acreage, parking, location, and adaptable interior space creates possibilities for repositioning the property to meet evolving market demands.

This is more than a former restaurant. It's an opportunity to create Kingsport's next destination.

Whether your vision involves revitalizing the existing restaurant concept, introducing a new dining experience, developing an entertainment or event destination, or exploring an alternative commercial use, 417 W. Stone Drive offers the space, character, and flexibility to make a lasting impression.

Restaurant equipment does not convey with the sale.

Buyer and buyer's agent to verify all information, including square footage, acreage, zoning, permitted uses, parking, utilities, building condition, equipment exclusions, and suitability for buyer's intended use.

Features & Amenities

INTERIOR

Central Air

EXTERIOR

City Street • Cleared • Metal Roof • Stone Exterior • Stucco Exterior

OTHER

Bar/Tavern/Lounge • Electricity Connected • Floor Plan • Natural Gas Connected • Public Sewer • Public Water • Restaurant • Sewer Connected • Vacant • Water Connected

Listing courtesy of The Elite Team Agency

SCAN TO VIEW ONLINE
brphomes.com/mls/10002454