402 Wood Avenue, Big Stone Gap, VA 24219

$699,000 · MLS #10002597 · brphomes.com/mls/10002597



10,980	1900
SQ FT	YEAR BUILT

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1900

City Taxes: $1,289
County Taxes: $1,639

Description

HISTORIC MIXED-USE INVESTMENT OPPORTUNITY
402 Wood Avenue E Big Stone Gap, Virginia
Own a remarkable piece of Big Stone Gap history while investing in a property that is already generating income! Located at 402 Wood Avenue E in the heart of downtown, this distinctive mixed-use building offers an established commercial tenant on the main level and four operating Airbnb apartments upstairs. The first floor is currently occupied by Big Cherry Brewery, providing a restaurant and brewery presence at street level. Upstairs, four two-bedroom, one-bath apartments are currently operated as short-term rentals through Airbnb. With both commercial and lodging uses in place, the building offers an appealing opportunity for an investor seeking an income-producing property with multiple revenue streams. Built

in 1900 as the Ayers Building by General Rufus Ayers, the property originally housed some of his businesses on the ground floor, while the upper level served as the federal courthouse and town offices until 1912. The building carries an extraordinary distinction: it was the only building on the 400 block to survive Big Stone Gap's devastating 1908 fire. More than a century later, this architectural survivor continues to serve the community in a new way - combining downtown dining and hospitality with furnished short-term accommodations. Its history, location, established uses, and current cash flow make this a rare opportunity to own a landmark with an active income stream. Whether you are expanding your investment portfolio or seeking a signature historic downtown property, 402 Wood Avenue E offers character, versatility, and an opportunity to build on an enduring legacy. With ashlar block exterior and new roof, the building is ready for years of low maintenance for new buyers. Buyers and buyers agents to verify all information, subject to errors and omissions.

Features & Amenities

INTERIOR

Heat Pump • Smoke Detector(s)

EXTERIOR

Block Exterior • City Street • Infrastructure In • Rubber Roof • Stone Veneer Exterior • Township Road

OTHER

Aerial • Average Condition • Bar/Tavern/Lounge • Cable Connected • Deed Restrictions • Electricity Connected • Fee Simple • Historical • Leases • Public Sewer • Public Water • Rental Rolls • Restaurant • Sewer Connected • Water Connected

Listing courtesy of ReMax Mountain

SCAN TO VIEW ONLINE
brphomes.com/mls/10002597