5045 Memorial Boulevard, Kingsport, TN 37664

$725,000 · MLS #10002604 · brphomes.com/mls/10002604



2,400	2017	1.61
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2017
Lot Acreage: 1.61
City Taxes: $0
County Taxes: $2,518

Description

Excellent commercial opportunity featuring a 40' x 60' all-steel building, approximately 10 years old, situated on a 1.6-acre commercially zoned lot. Currently operating as a restaurant, this property offers an established setup with extensive kitchen and restaurant equipment conveying with the sale. A complete list of included equipment is available in documents.

The building features an 8' x 60' front porch, 12' x 60' rear porch, convenient drive-through pickup window, whole-building LED lighting, two 3-ton heat pumps serving the dining area, and an alarm system. The property also includes security cameras covering the entire grounds, exterior electrical receptacles and water spigots, two programmable LED signs, a

commercial-grade septic system, and a concrete driveway and parking lot. The restaurant received a 100% Tennessee Department of Health inspection score.

With ample room for two additional buildings, this property offers flexibility and potential for future expansion. Whether continuing a restaurant operation or exploring other commercial possibilities, this is an opportunity to acquire a well-equipped property with room to grow.

Features & Amenities

INTERIOR

Heat Pump

EXTERIOR

County Road • Metal Roof • Metal Siding Exterior

OTHER

Fee Simple • Floor Plan • Public Water • Restaurant • Septic Tank Sewer

Listing courtesy of CENTURY 21 Legacy Fort Henry

SCAN TO VIEW ONLINE
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