

DOWNTOWN BRISTOL BLDG & LOT

24 & 23-29 7th Street
Bristol, TN 37620

Location

At the intersection of 7th Street and Shelby Street in Downtown Bristol, TN

Available for Sale

60,000 SF^{+/-} mixed-use building
\$3,500,000

Highlights

- Located in a Qualified Opportunity Zone
- 76^{+/-} parking spaces convey with the building
- 2,000 lb capacity freight elevator
- Wet sprinkler system
- Half ton overhead crane
- 10' - 13' ceilings
- Zoned B-2
- Located one block from State Street
- Rubber membrane roof - installed 2011
- Historic building built in 1913
- Redevelopment opportunity

Demographics

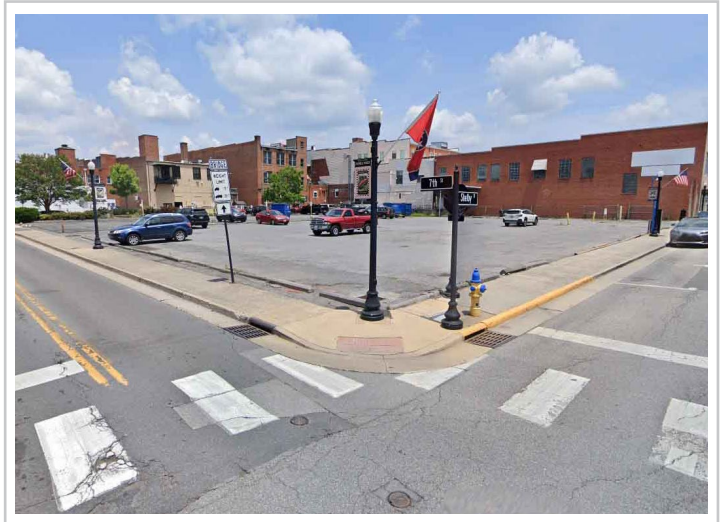
(2023 Est.)	3 mile	5 mile	10 mile
Population	34,995	52,948	84,682
Median HH Income	\$40,112	\$45,642	\$49,049
Median Age	44.4	45.7	46.3

Contact

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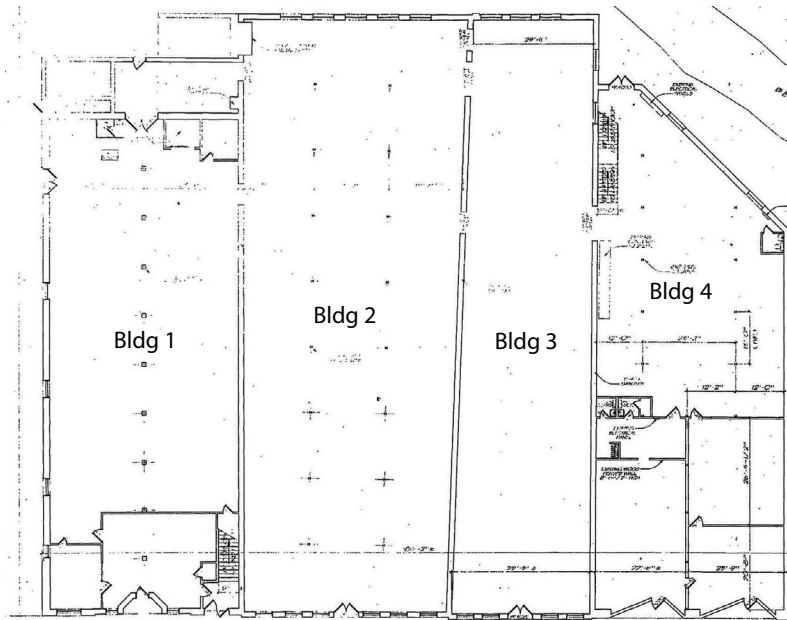
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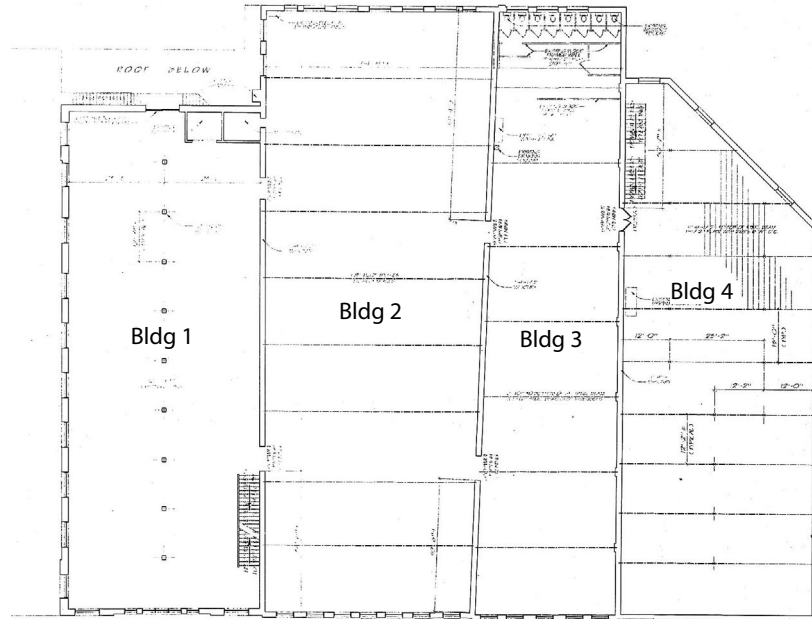




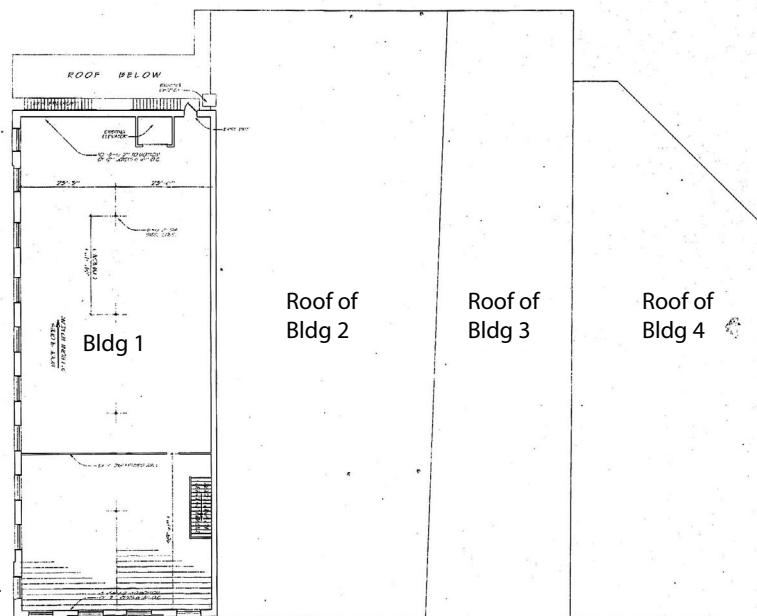
1st Floor



2nd Floor



3rd Floor





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