

SHIPLEY FERRY OFFICE INVESTMENT

1242 West Shipley Ferry Road
Kingsport, TN 37663

Location

At the intersection of W Shipley Ferry Rd and Montvue Road in South Kingsport

Available for Sale

Investment property with long-term tenant
8,800 SF medical office on 1.5 acres
For sale: \$3,400,000
Cap rate: 6.5%

Highlights

Large reception/waiting room and 2 sub-waiting rooms
15 exam rooms, procedure room, lab, x-ray and IT room
5 nurses' stations
5 physician offices
5 restrooms
Kitchen/break room
Spacious parking lot with 45 spaces & room for expansion
Built in 2021
Just off I-81, exit 59
Zoned B-3, Highway Oriented Business District

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	16,189	47,733	151,338
Median HH Income	\$78,115	\$68,349	\$66,696
Median Age	46.8	45.1	45.4

Contact

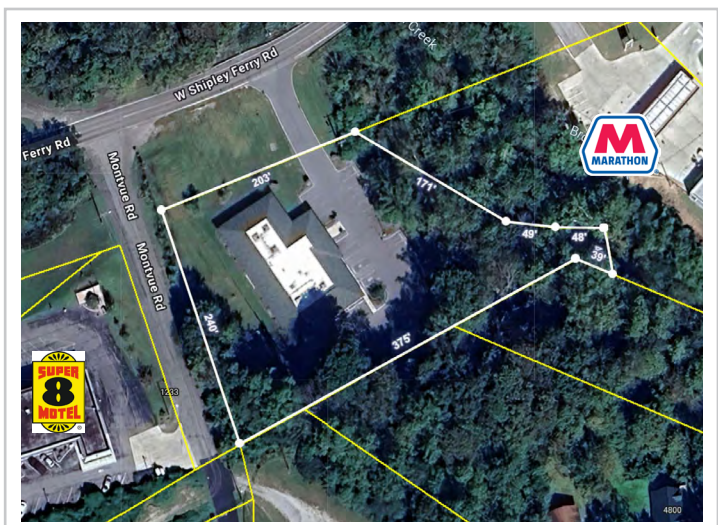
Shannon K. Castillo

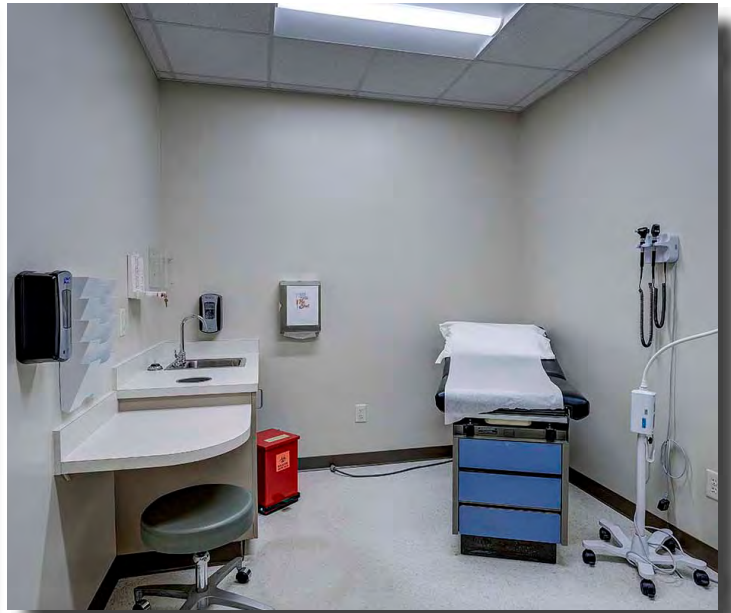
Broker

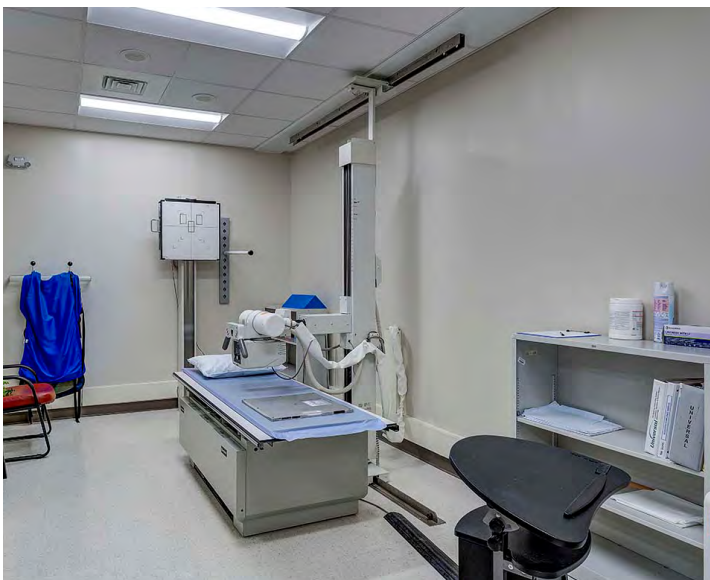
shannon@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903

www.mitchcox.com







MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com