

105 Brookfield Drive

Kingsport, Tennessee
37663

DOM
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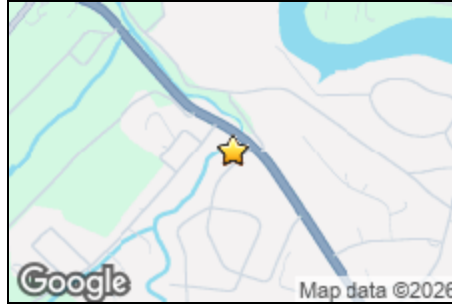
94x167.26
IRR
Lot Size

6
Restrooms

4,838
Total SqFt

Commercial
9998180
LP: \$429,900

Active



County:	Sullivan
Area:	407 - Col. Heights to Fordtown
Subdivision:	Brookfield Place
LP/SqFt:	\$88.86
Acres:	0.35
Lot Dim:	94x167.26 IRR
Parcel ID:	107p A 017.00

Directions: From Kingsport or Johnson City, take Hwy 36 into Colonial Heights and turn onto Brookfield Dr. Building almost immediately on right. (Pay attention not to confuse this Brookfield Dr with Brookfield Ln a few streets down.)

Public Remarks: Position your portfolio for long-term success with this fully occupied six-unit mixed-use investment opportunity in the heart of Kingsport, Tennessee. Located at 105 Brookfield Drive, this income-producing property offers a balanced blend of three commercial suites and three residential apartments, providing investors with diversified cash flow and reduced reliance on any single tenant or industry. With all six units currently leased, the property delivers immediate income from day one while offering the stability many investors seek in today's market. The commercial component consists of approximately 1,850 square feet divided into three suites of approximately 400, 600, and 850 square feet. The residential component features three fully occupied apartments on the lower level, creating six separate income streams within a single investment. The current gross scheduled rental income is approximately \$47,940 annually, making this an attractive opportunity for investors seeking an established, income-producing asset rather than a lease-up project. Convenient street level parking for commercial clients & customers. The property has benefited from significant capital improvements, including a roof that is approximately six years old, helping minimize near-term capital expenditures for a future owner. Its diversified tenant mix, established occupancy, and proven rental history provide a strong foundation for both experienced investors and those looking to expand their commercial real estate portfolio. Conveniently located in an established commercial corridor of Kingsport, the property offers excellent accessibility to East Stone Drive, Interstate 26, John B. Dennis Highway, and the greater Tri-Cities region. Its location provides convenience for both commercial tenants and residential occupants while positioning the property within one of Northeast Tennessee's most established business markets. Whether you're completing a 1031 exchange, expanding your investment portfolio, or searching for a stabilized mixed-use asset with immediate cash flow, 105 Brookfield Drive presents a compelling opportunity to acquire a fully leased property with multiple income streams, strong occupancy, and long-term investment potential in the growing Kingsport market. All information deemed reliable, but not guaranteed. Buyer and Buyer Agent to verify.

Private Remarks: Showings of the commercial units to occur after 5:30pm weekdays to avoid business interruption. Residential units will not be available for viewings until inspections. Residential tenants are not aware of building sale. Please do not interfere with business or residential tenants. Commercial spaces renting for \$400/mo, \$600/mo, and \$850/mo. Residential units renting for \$730/mo, \$715/mo, and \$700/mo. Property Zoned B-3. Owner currently pays utilities. Commercial spaces are all recently renovated with new flooring, new paint, new bathrooms. Roof installed 5-6 years ago. Rent roll available upon request. Owner currently pays utilities. Commercial units share a water heater. Units 1&3 have PTACs. Unit 2 has a mini split. Residential units share a water heater. Use space heater and window A/C unit.

Structure Info

Complex/Ind Park:	
Year Built:	1970
Stories:	2
Exterior Finish:	Aluminum Siding; Brick
Roof:	Shingle
# Parking Spaces:	10
Road Frontage Length:	94
Road Access:	City Street
Property Condition:	Above Average; Average
Development Status:	Infrastructure In
Owner Name:	Previtera
Info Available:	Other
Other Equipment:	Exterior Lights; Other
HOA Fee:	

Contract Info

Listing Date:	07/15/2026
Original List Price:	\$429,900
Status Change Date:	07/15/2026
Auction/Forecl/Short Sale:	No / No / No
Sale Includes:	Fee Simple
Lease Date:	
Annual Lease \$:	\$47,940
\$ Lease/SqFt:	
Seller Consider Concession YN:	Yes
Contingent Type:	
Contingent Upon:	

Land/Tax Info

Zoning:	B 3
Lot #:	2
Block:	B
Deed Book #:	3581
Deed Page #:	300
Plat Map:	
City Taxes:	\$0
County Taxes:	\$1,716.39
Easements:	
Restrictions:	Building; See Remarks

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