

Barnett's Guns & Indoor Range for Sale in Hampton TN!

Barnett's Guns and Indoor Range has been a trusted local business for the past 13 years, operating as both a full-service gun shop and a general store. Known for its strong customer base and reliable service, the business has been a staple in the community. With the owner now retiring, this unique property is ready for its next chapter.

The site offers exceptional versatility and is well-positioned for a wide variety of commercial uses. Its existing layout, +/- 20,700 square feet, and infrastructure make it ideal for conversion into a sporting goods store, outfitter shop, hardware store, building supply center, or even a conference or training facility. Ample space, customer-friendly access, and its established commercial presence open the door for many additional business opportunities.

Original Building:

The original log structure built in 2012 has a metal roof, polished concrete floors, and a welcoming vaulted ceiling that enhances the open, rustic atmosphere. The layout includes entry into the main retail showroom, along with dedicated office space, bathroom and ample storage. Totaling 2,592 sq ft, the building is efficiently designed for both customer flow and operational functionality.

Addition:

Constructed in 2020, this modern two-level commercial building features a durable steel-frame structure with metal exterior, cut-block to grade, seamless metal roof, and polished concrete floors. The ground level features +/- 10,008 sq. ft., designed to support both retail and specialty-use functions. The retail area is complemented by a 12-lane indoor shooting range engineered for safety and performance, including a dedicated bullet-catching room equipped with a ½-inch steel plate backdrop. This level has two restrooms, office, and elevator to second level.

The upper level includes +/- 8,100 sq. ft. with meeting room and conference area, suitable for training, events, or administrative operations. Two restrooms and a kitchen are located on this floor.

More Building Info:

This property is well-equipped with 4 Heat Pumps and a 1,000-gallon propane tank that provides emergency backup heat, along with four wall-mounted propane heaters in the gun range for dependable climate control. It offers three-phase power supported by three 225-amp electrical panels, ensuring ample electrical capacity for a variety of uses. The building is served

by public water and a private septic system, with public sewer access also available. In addition, the site features ample parking, providing convenience for staff, customers, and visitors.

Location:

This property features +/- 1.302 acres and is close by Johnson City, Bristol, and Kingsport – the Tri-Cities Area of Tennessee! All cities have access to Appalachian Mountains and Crockett National Forest.

There is a 20' access easement for the county to access the county PSA building in the bottom left corner of the property.

Sealed Bid Auction Ends Wednesday, February 25th, 2026, at 4 PM
118 First Ave., Hampton, TN 37658