

OFFERING MEMORANDUM

Price: \$675,000



THE
ADDINGTON
AGENCY

171 Piedmont Ave | Bristol, VA 24201

EXCLUSIVELY
MARKETED BY:



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EXECUTIVE SUMMARY

Property Description

Looking for a standout commercial property in downtown Bristol, Virginia? Don't miss this one! Originally constructed in 1937–1938 as Bristol's Greyhound bus terminal, this building served for decades as a regional transportation hub. Designed in the Streamline Moderne style—a late Art Deco movement inspired by the machine age—its curved façade, horizontal lines, glass block details, and original terrazzo floors reflect an era defined by progress and movement. After the depot closed around 1970, the City of Bristol preserved the structure before it transitioned into private commercial use and ultimately the hospitality space it is today.

Previously operated as a restaurant, the property is already outfitted with key infrastructure including a commercial hood system, 3-phase power, grease trap, walk-in cooler and freezer, tap room, multiple restrooms, executive office, and an outdoor patio—positioning it as a true turnkey opportunity for a food or beverage operator.

Beyond its prior use, the flexible layout lends itself to a wide range of concepts. Ideal potential uses include a catering kitchen or event venue, speakeasy, cigar lounge, coffee bar, sports bar, or golf simulator, as well as service-oriented concepts like a barber shop or salon, boutique retail, or professional office space.

Situated in Bristol's historic downtown district with strong foot traffic and year-round tourism, this is a rare opportunity to own a highly adaptable commercial space that blends history with modern functionality—perfectly positioned for long-term success. Whether you're an entrepreneur with a vision, a business owner with a passion, or simply an investor looking for a unique asset- don't miss out on this opportunity. Located at 171 Piedmont Ave, this one won't last long, priced to sell at \$675k. Call today to schedule your private showing!

All information deemed reliable but gathered from third-party sources and subject to buyer or buyer's agent verification.



PROFORMA

| Year Built | Sqft | \$/sqft |
|----------------|---------------|---------|
| 1937 | 3,634 SF | \$18 |
| Monthly Income | Annual Income | |
| \$ 5,451 | \$65,412 | |

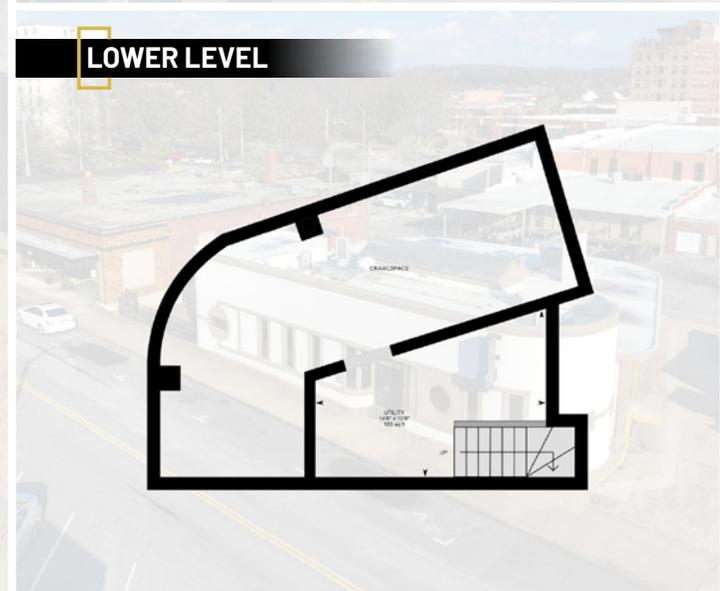
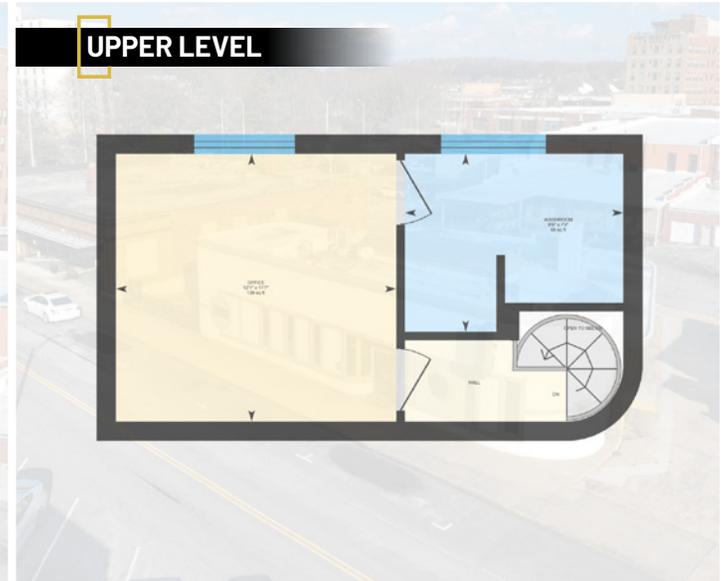
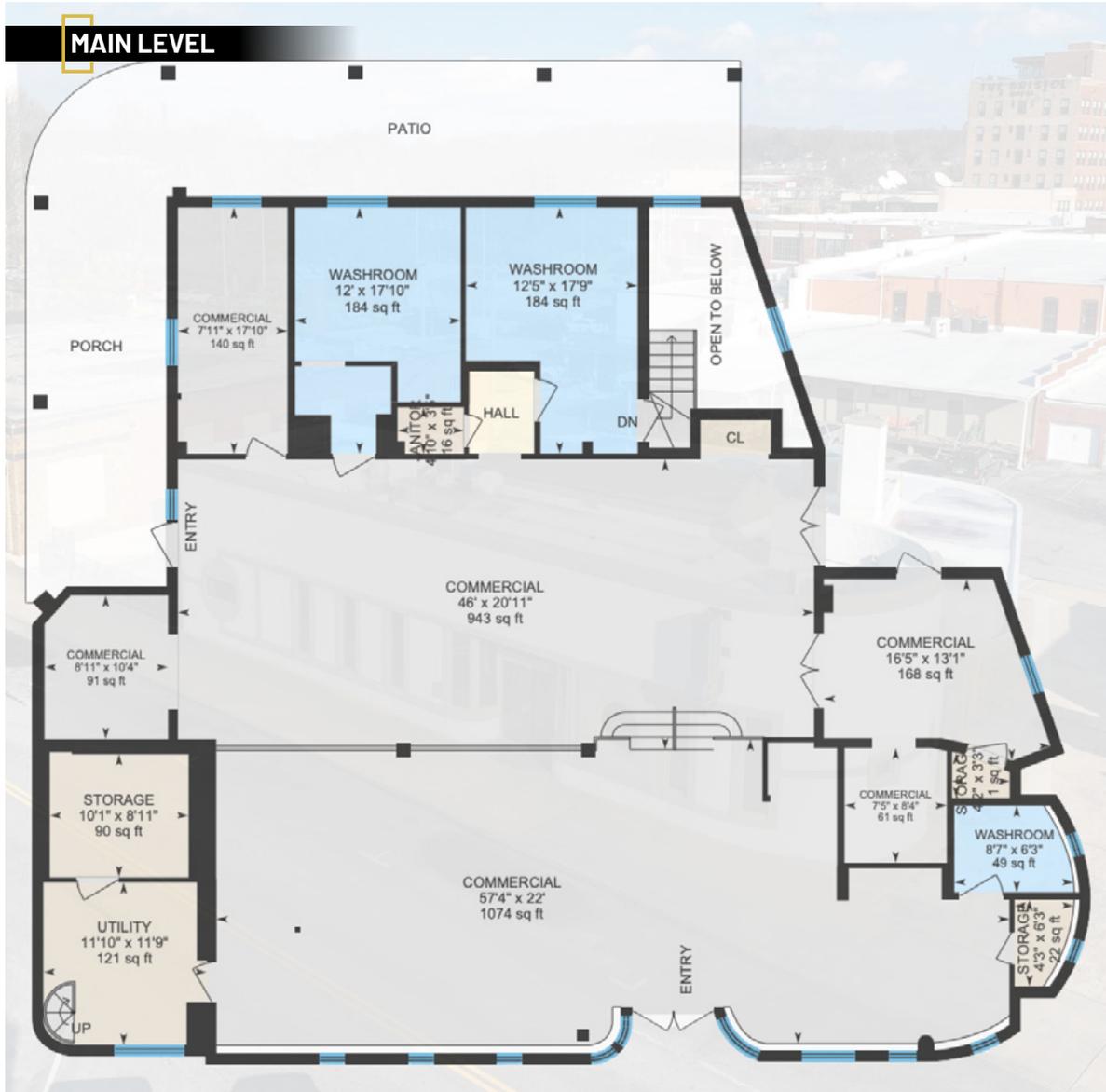
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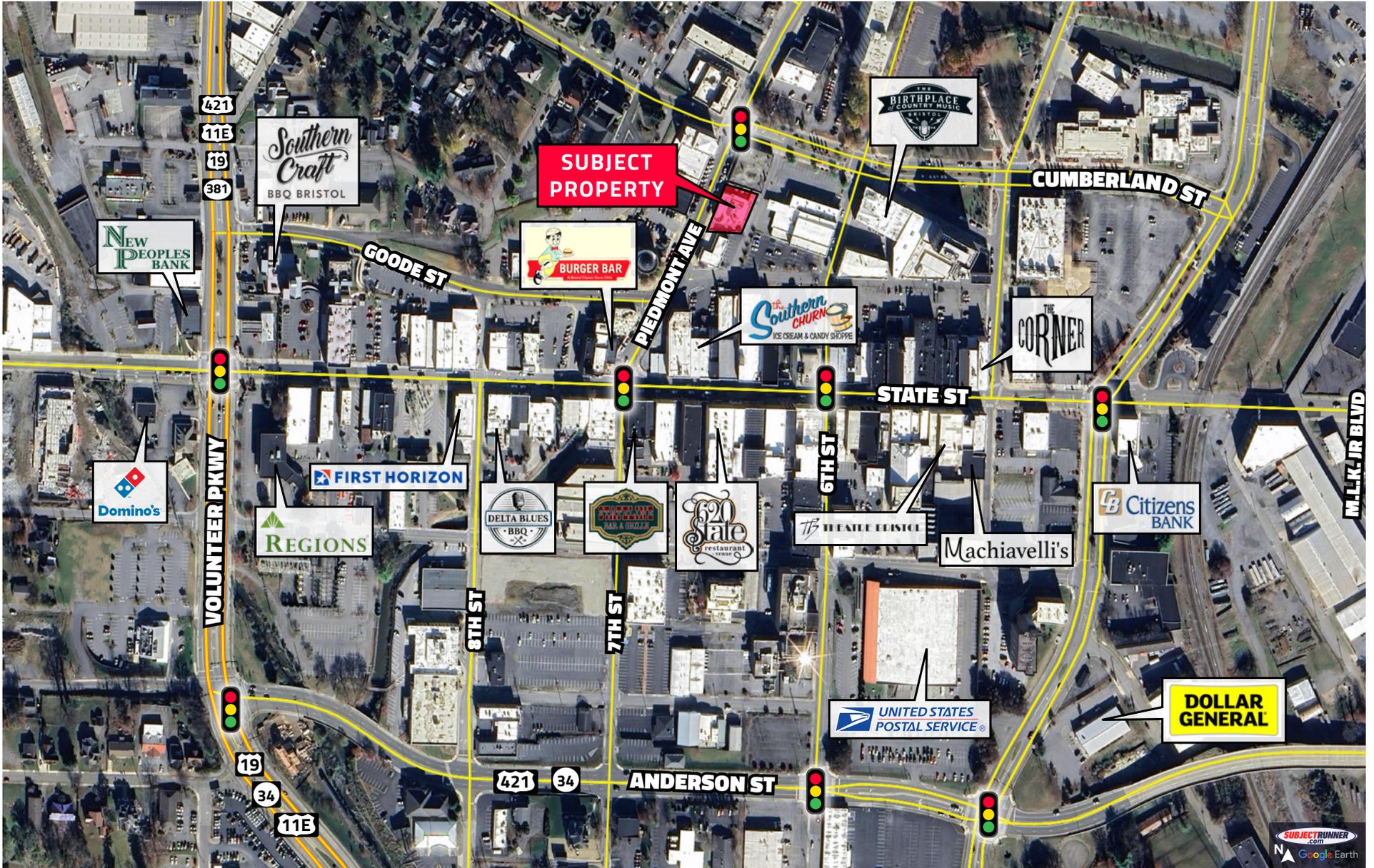
SITE PLAN



FLOOR PLAN



CLOSE-UP



171 Piedmont Ave, Bristol, VA 24201



DRONE AERIAL



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DRONE AERIAL



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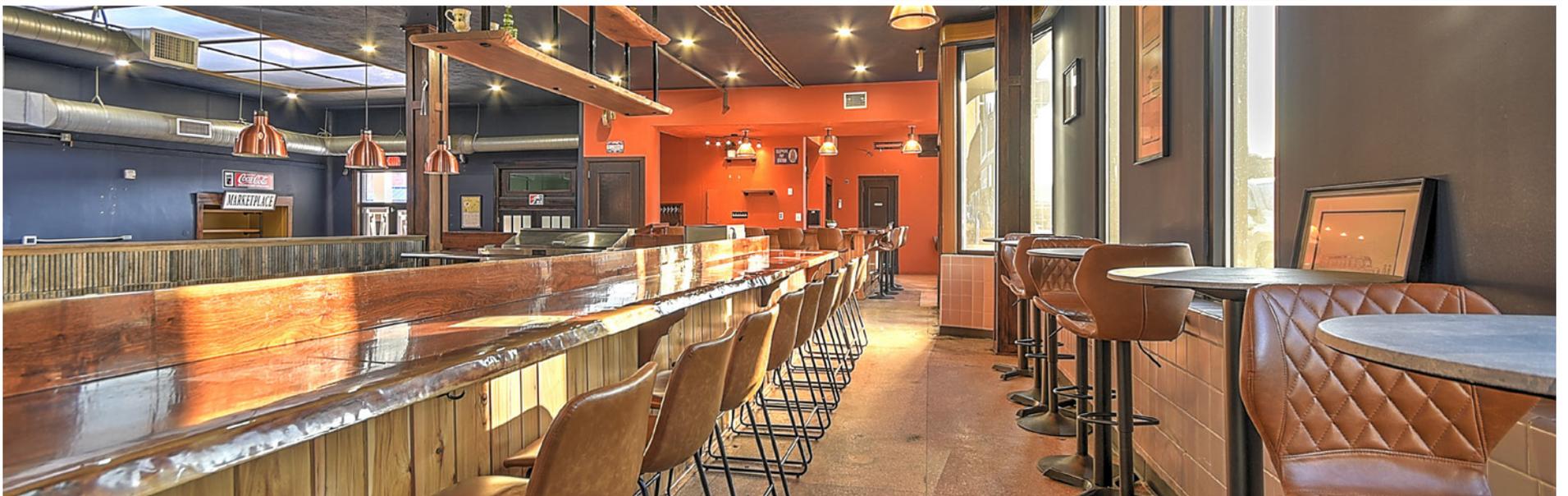
MIDRANGE



171 Piedmont Ave, Bristol, VA 24201



INTERIOR PHOTOS



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 171 Piedmont Ave, Bristol, VA 24201. The Offering Memorandum may not be all-inclusive or contain all the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and restricted solely for the purpose of a review by a prospective purchaser or the Property's use, and may not be used for any other purpose or made available to any other person without the written consent of The Addington Agency. The material and information in the Offering Memorandum is unverified. The Addington Agency has not made any investigation and makes no warranty or representation with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate market conditions, the condition or financial prospects of any tenant, or the tenant's plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

The Addington Agency is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of The Addington Agency, the property, or the seller by such entity. Owner and The Addington Agency expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future, you discontinue such negotiations, then you agree to purge all materials relating to this Property, including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or The Addington Agency or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer - There are many different types of leases, including gross, net, single net (N), double net (NN), and triple net (NNN) leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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FOR MORE INFORMATION
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