

# 9000-14000 sf Building w/ 3.59 Acres

1251 Montvue Rd, Kingsport, TN 37663

Presented by  
Beverly Wright

Price: \$1,349,900



# 9000-14000 sq ft Building w/ 3.59 Acres

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Located at 1251 Montvue Rd, this property boasts a striking design with a massive window front at the entrance and vastly large windows fronting the remainder of the space, offering plenty of natural light and a welcoming atmosphere. Inside, you'll find two nicely designed ADA-compliant restrooms, ensuring accessibility for all visitors. The tiled kitchen area, which can double as an office or staff space, enhances the versatility of the layout. The reception area, which can also serve as a showroom, is thoughtfully separated from the remainder of the building, providing privacy and flexibility. The property enjoys excellent visibility from both Interstate 81 north and south, making it easily accessible. Additionally, this property includes an additional 5,000 sq ft of space that is under roof and can be easily enclosed to further expand the building's usable area. The entire building and parking area is secured with a security fencing, providing peace of mind and protection. A 14 ft x 12 ft lighted sign at the front adds further prominence, clearly visible from the interstate and making the property even more accessible and easy to identify. This commercial property also encompasses road frontage on the back side as well for ease of future development. Don't miss the opportunity to own this versatile and valuable property.

## Beverly Wright

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## Beverly Wright

3708 Crest Rd

Kingsport, TN 37664

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## Property Photos



Right Side & Rear of Building



Rear of Building



# 9000-14000 sq ft Building w/ 3.59 Acres

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## Property Photos



Left Side of Building



Covered Area in Front of Building

# 9000-14000 sq ft Building w/ 3.59 Acres

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## Property Photos



Entrance/Office/Showroom



Behind Counter at Entrance



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## Property Photos



Open Well-Lighted Area



Open Well-Lighted Area

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## Property Photos



Tiled Area & Back Entrance



Kitchen/Office/Staff Area



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## Property Photos



Kitchen/Office/Staff Area



ADA Compliant Restroom 1

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## Property Photos



ADA Compliant Restroom 2



Drive up to Fully-Fenced Property



# 9000-14000 sq ft Building w/ 3.59 Acres

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## Property Photos



Large Lighted Sign



Great Visibility from Interstate 81 & Fort Henry Drive

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## Location

