

OFFERING MEMORANDUM

227 East Sullivan Street

Kingsport, Tennessee 37660

Investment Summary

Property Address: 227 E Sullivan Street, Kingsport, TN 37660
Offering Price: \$1,100,000
Building Size: 8,600 SF
Year Built: 1917
Stories: 2
Zoning: B2
Property Type: Mixed-Use Retail / Residential
Lot Size: 0.10 Acres

This mixed-use income producing property is located along East Sullivan Street in downtown Kingsport. The building features two street-level commercial storefronts and four residential loft apartments, creating diversified income streams from both retail and residential tenants. The location benefits from strong visibility, walkability, and proximity to restaurants, retail shops, and entertainment venues.

Property Overview

Address: 227 E Sullivan Street
City: Kingsport
County: Sullivan County
Parcel ID: 046I D 023.00
Total Building Size: 8,600 SF
Construction: Brick
Roof: Rubber / Other
Utilities: Electricity, Natural Gas, Water, Public Sewer
Heating: Heat Pump / Natural Gas
Electric Service: 220 Volts

Tenant Mix

Unit	Tenant	Sq Ft	Rent
227 E Sullivan	Time Traveler Toys	1,850	\$900-\$1,500 Step Lease
231 E Sullivan	Bright Futures Global	1,850	\$1,800
Loft 1	Residential	-	\$1,075
Loft 2	Residential	-	\$1,075
Loft 3	Residential	-	\$1,200
Loft 4	Residential	-	\$1,075

Location Overview

The property sits in a highly visible downtown Kingsport corridor surrounded by restaurants, entertainment venues, and retail destinations. Nearby attractions include the Kingsport Carousel & Park, Kingsport Farmers Market, Model City Tap House, Main Street Pizza Company, and The Mustard Seed Café. These nearby businesses help drive consistent pedestrian and vehicle traffic.

Investment Highlights

- Mixed-use property with retail and residential income
- Prime downtown Kingsport location
- Walkable corridor with strong local traffic
- Historic brick construction with character
- Potential for future rental growth and value-add opportunities

Contact

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