For Sale

104-108 MADISON STATION BOULEVARD

MADISON, TENNESSEE

Flexible Owner-User Opportunity

BLUE IRIS

REAL ESTATE

Property Details

Asking Price: $1,550,000

Building SF: +/- 7,000 SF

Acreage: +/- 0.52 acres

Parking: 23 spaces (includes 2 handicap spaces)

Zoning: Commercial Service (CS)

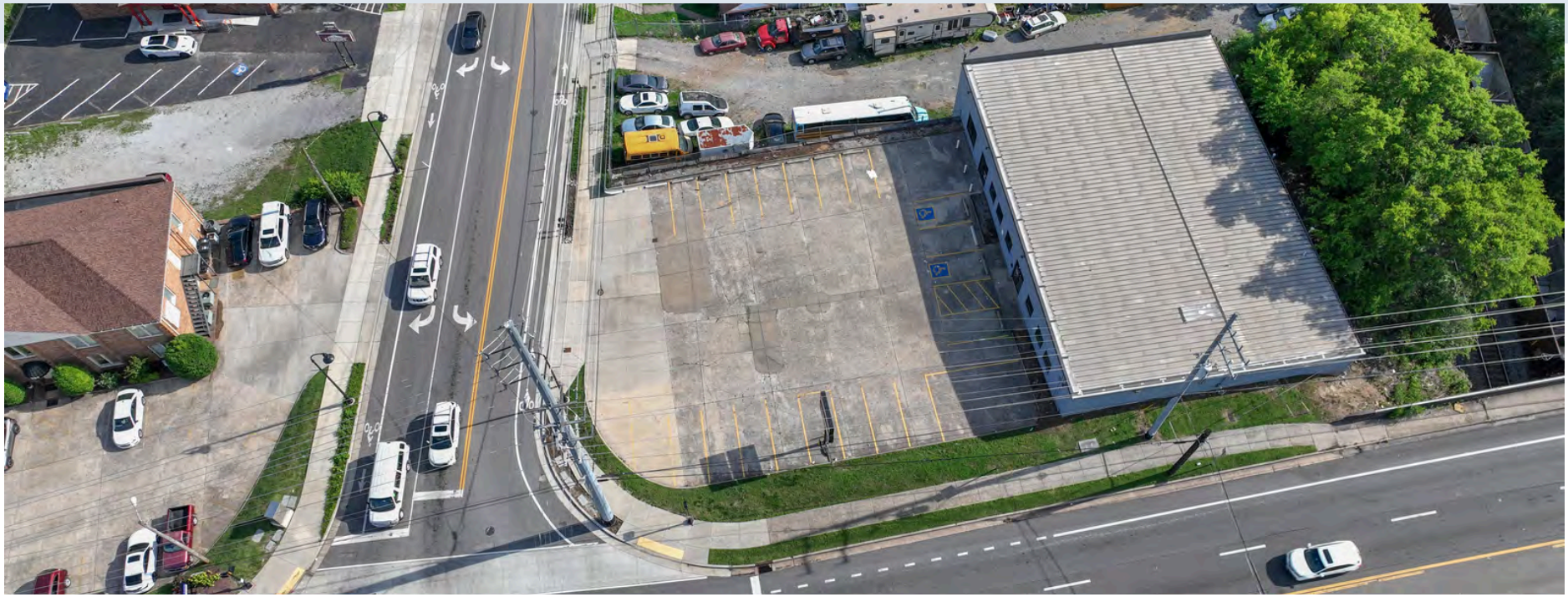
Submarket: Madison

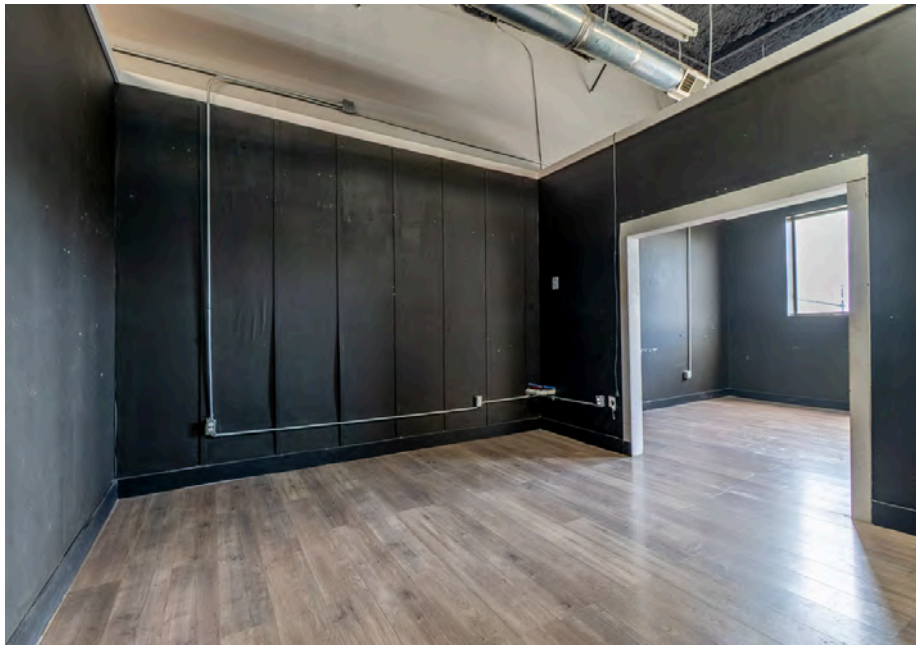
Property Highlights

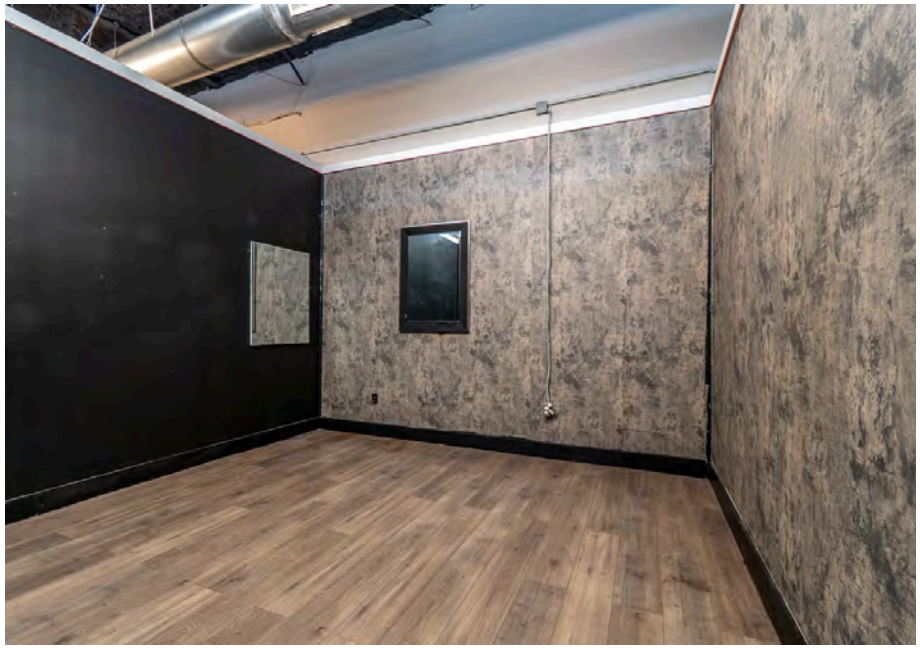
- Well-maintained +/- 7,000 SF commercial building with renovations completed in 2012
- Strategically located near the Madison Station redevelopment and recent corridor improvements
- Visibility along West Old Hickory Blvd with grandfathered pylon signage
- Approximately 70’ X 100’ clear-span building configuration
- Flexible layout adaptable to a variety of commercial uses

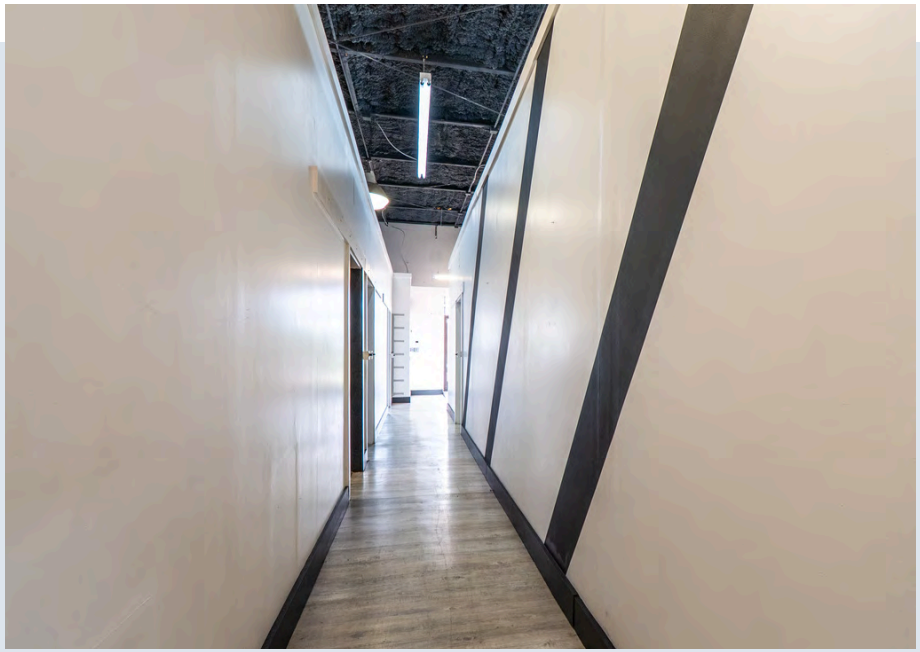
Property Description

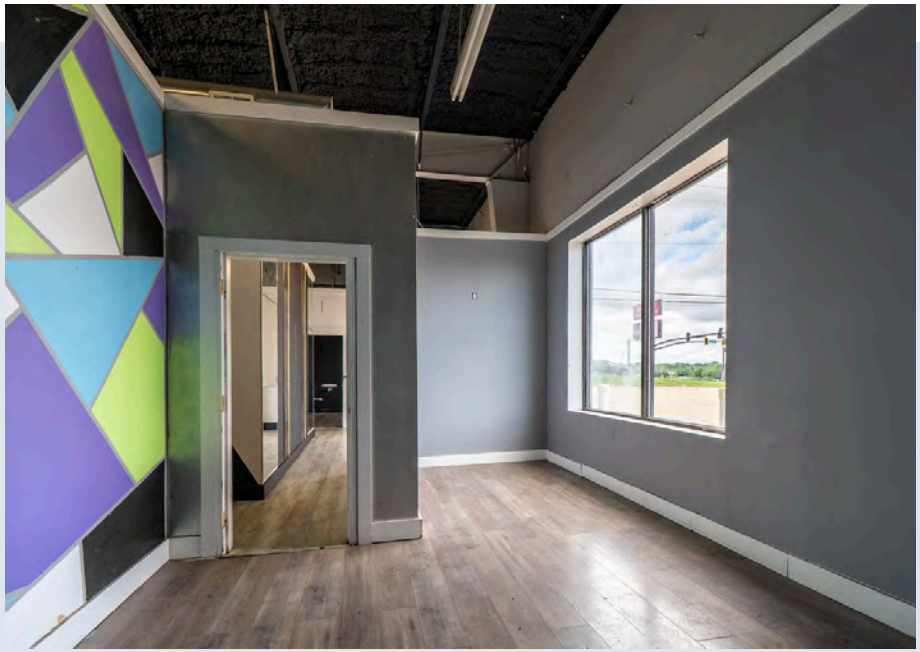
104-108 Madison Station Boulevard is a well-maintained commercial building situated on a highly visible corner in Madison, Tennessee. The property is currently vacant and offers approximately 7,000 square feet of adaptable space suitable for a wide range of commercial uses. Most recently occupied by a long-term salon tenant, the existing interior buildout can be reconfigured to accommodate a variety of future uses. Significant improvements were completed in 2012, and the property benefits from approximately 23 on-site parking spaces, grandfathered signage, and strong visibility along West Old Hickory Boulevard. The building's steel-frame and masonry construction, proximity to the Madison Station area, and functional layout position it as an attractive opportunity for businesses seeking space in a growing submarket.











Location Description

Situated along West Old Hickory Boulevard in Madison, Tennessee, 104-108 Madison Station Boulevard benefits from excellent visibility and convenient access to several of the area's primary transportation corridors. The property is located near Harken Hall, the Madison Station redevelopment area, and other neighborhood amenities that continue to enhance the surrounding area. With close proximity to Gallatin Pike, Ellington Parkway, and Interstate 65, the property offers strong connectivity to Madison, East Nashville, and downtown Nashville.

Convenient Access

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CONTACT

JAMES MOORE
615.973.1367 | james@blueirisrealestate.com
blueirisrealestate.com