

FOR SALE | PROFESSIONAL OFFICE CONDOMINIUM

# 109 Holiday Court, D6

FRANKLIN, TENNESSEE 37067



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REAL EQUITY  
————— GROUP

COMPASS RE  
COMMERCIAL

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## PROPERTY OVERVIEW

Situated within one of Franklin's most established office corridors, Suite D6 at 109 Holiday Court offers an opportunity for businesses seeking the long-term benefits of ownership in a highly accessible location.

The 1,120-square-foot office condominium is thoughtfully arranged across two levels, creating a layout that provides separation between workspaces while maintaining an efficient footprint. The flexible floor plan lends itself to a variety of professional uses, including legal, accounting, consulting, insurance, healthcare-adjacent, and other office users.

Located just minutes from Interstate 65, Highway 96, Cool Springs, and Historic Downtown Franklin, the property provides convenient access for both employees and clients while remaining within a professional office setting.

Whether utilized as a primary office, satellite location, or investment property, Suite D6 presents a practical opportunity to establish a presence in one of Middle Tennessee's most desirable business communities.



## PROPERTY FACTS

Property Type	Office Condominium
Suite	D6
Unit Size	±1,120 SF
Stories	2
Year Built	1984
Parking	2 Dedicated Spaces

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## PROPERTY HIGHLIGHTS

### Ownership Opportunity

Control your occupancy costs while building equity in one of Tennessee's strongest office markets.

### Flexible Layout

Two-story configuration allows for private offices, client meeting areas, or separate operational functions.

### Strategic Location

Convenient access to I-65, Highway 96, Cool Springs, and Historic Downtown Franklin.

### Professional Setting

Located within an established office condominium community surrounded by professional services businesses.



## INVESTMENT HIGHLIGHTS

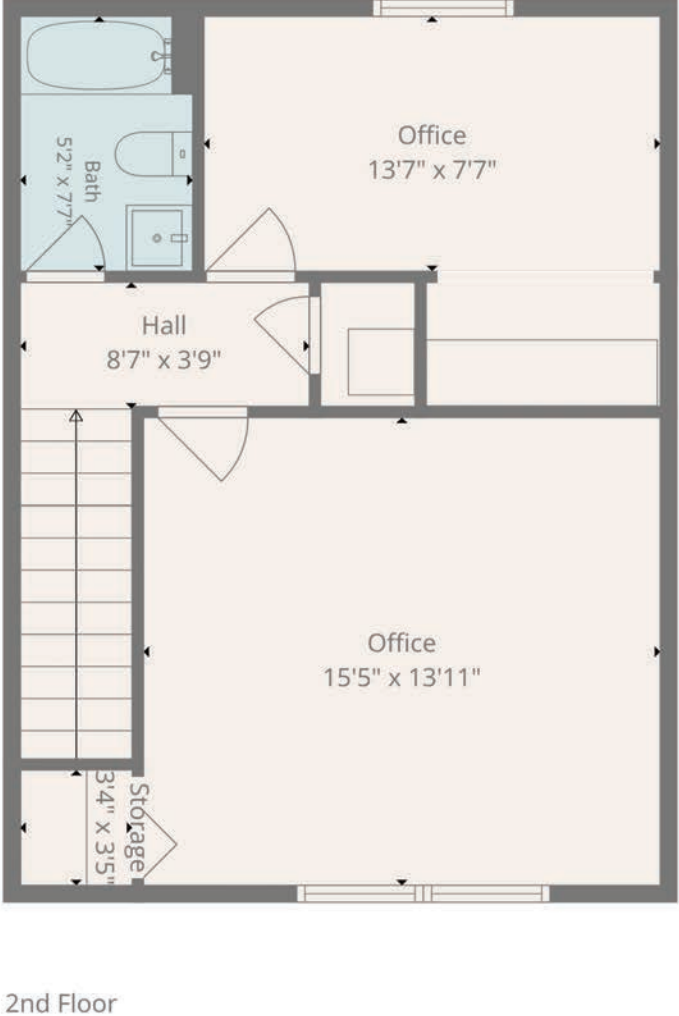
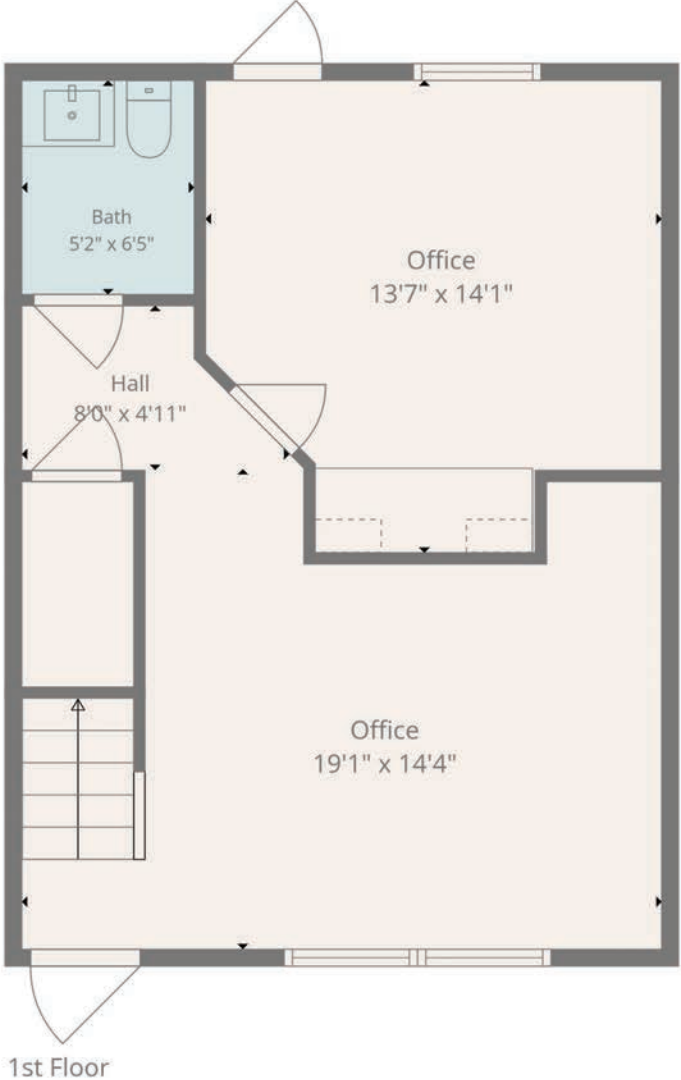
Asking Price	\$474,900
HOA Dues	\$400 / Quarterly
Property Taxes	\$3,466.34 (2025)
Occupancy	Vacant / Owner Occupied
Availability	Immediate

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## FLOOR PLAN | SUITE D6



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