

# MADISON APARTMENTS

200 E Palestine Ave Madison, TN 37115



SALE PRICE

\$1,950,000

**Frank Gyorody**  
Commercial Advisor  
(704) 877-7402

**Nicholas Lancetti**  
(980) 999-0399

**Edward Klem**  
(615) 947-1188

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

# 3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

# 158 OFFICES, 45 COUNTRIES

# OVER 18,400

Transactions

# \$7.67 BILLION

Sales Volume

# \$1.01 BILLION

Lease Volume

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# MADISON APARTMENTS

200 E Palestine Ave Madison, TN 37115



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Madison, TN. This impressive property offers 10 beautifully appointed units, ideally suited for multifamily or high-rise development. Built in 1983 and thoughtfully renovated in 2025, the property showcases modern amenities and a well-maintained interior, ensuring a turnkey investment for discerning investors. Zoned RS7.5 and boasting a desirable 100% occupancy rate, this prime location presents a compelling chance to capitalize on the thriving rental market. Embrace the potential for substantial returns in this sought-after area, setting the stage for a lucrative investment in the dynamic real estate landscape of Madison.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$1,950,000
Number of Units:	10
Lot Size:	10,367 SF
Building Size:	
NOI:	\$143,378.00
Cap Rate:	7.35%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	375	1,304	3,772
Total Population	817	2,793	8,035

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## LOCATION DESCRIPTION

Discover the dynamic potential of investing in the vibrant community surrounding the property in Madison, TN. Situated in close proximity to renowned local landmarks such as Old Hickory Lake, Historic Amqui Station, and the Rivergate Mall, the area offers a rich tapestry of attractions and amenities. With its growing popularity as a desirable residential enclave, Madison presents an exciting opportunity for multifamily and high-rise development. Embrace the thriving cultural scene, recreational opportunities, and convenient access to Nashville's urban center, making this location an ideal choice for astute investors seeking to capitalize on the area's ongoing growth and development.

## EXTERIOR DESCRIPTION

Vinyl & Brick

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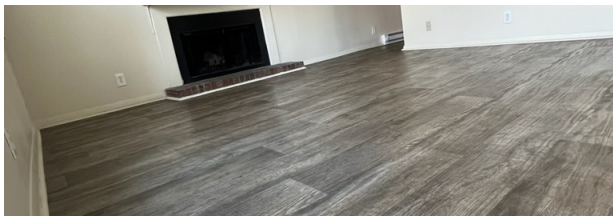
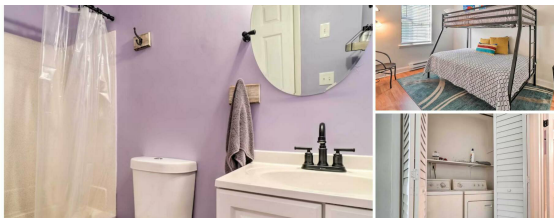
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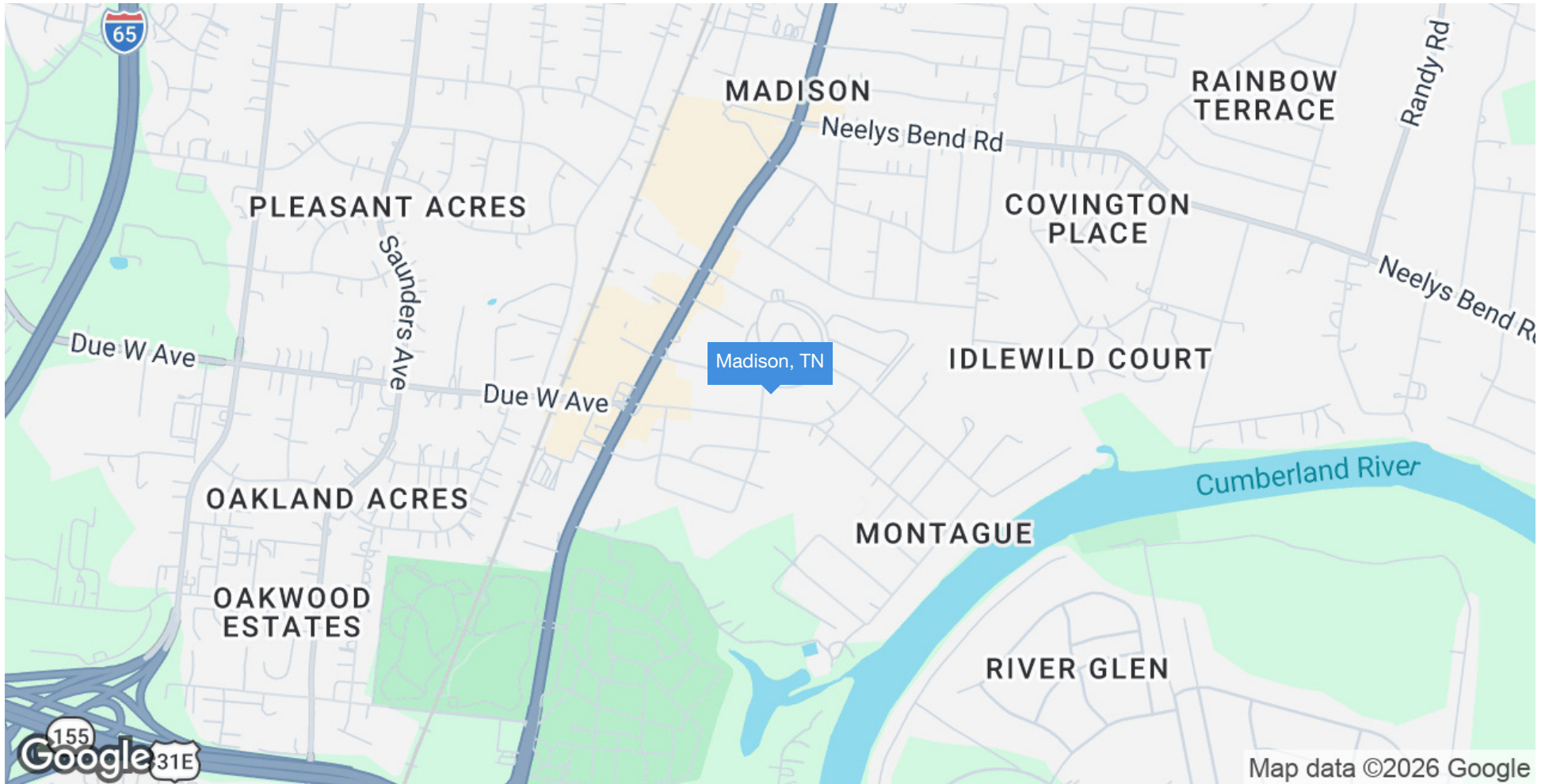
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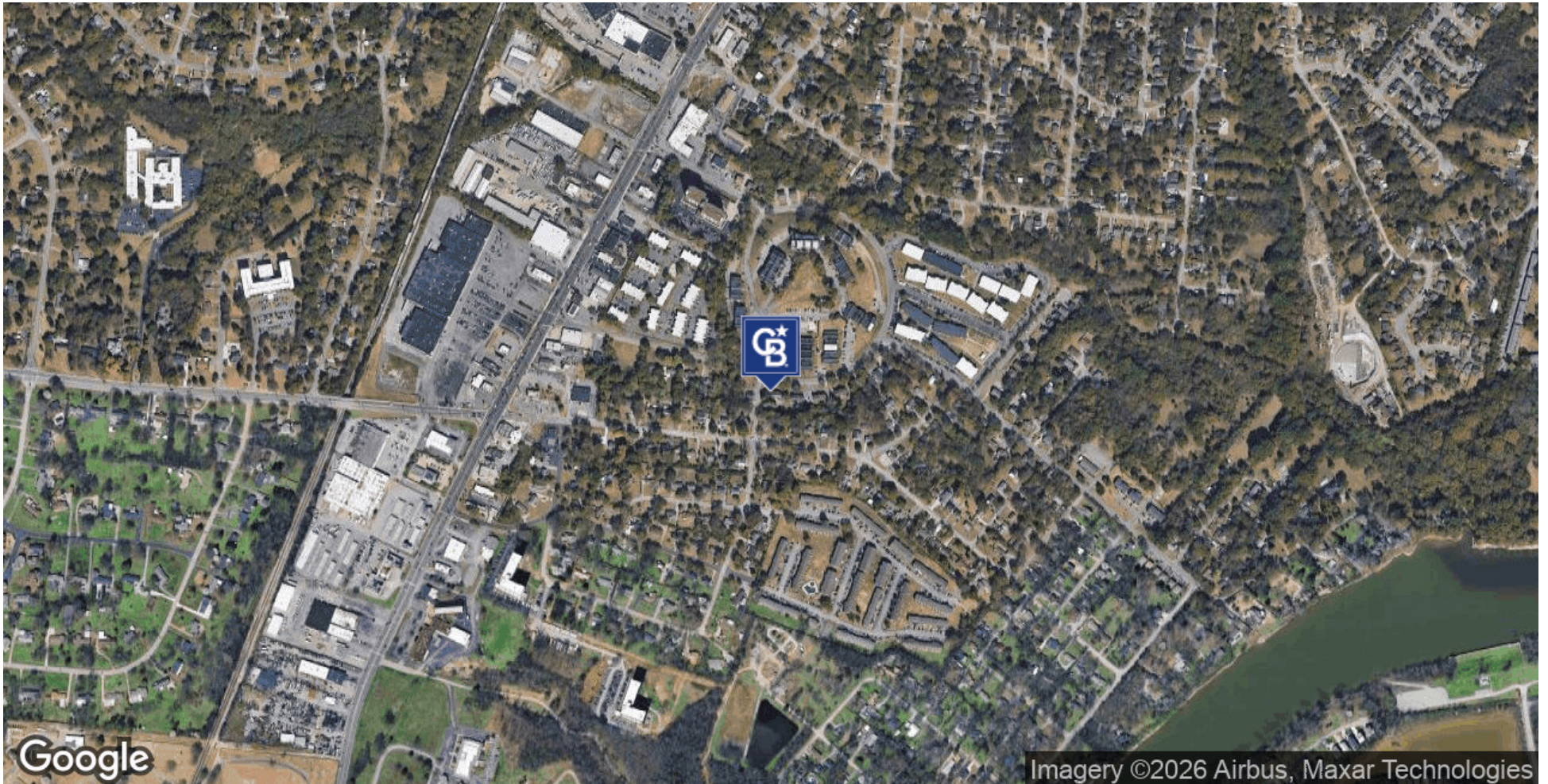
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## INVESTMENT OVERVIEW

Price	\$1,950,000
Price per SF	\$1,210
Price per Unit	\$195,000
CAP Rate	7.35%

## OPERATING DATA

Net Operating Income	\$143,378
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## FINANCING DATA

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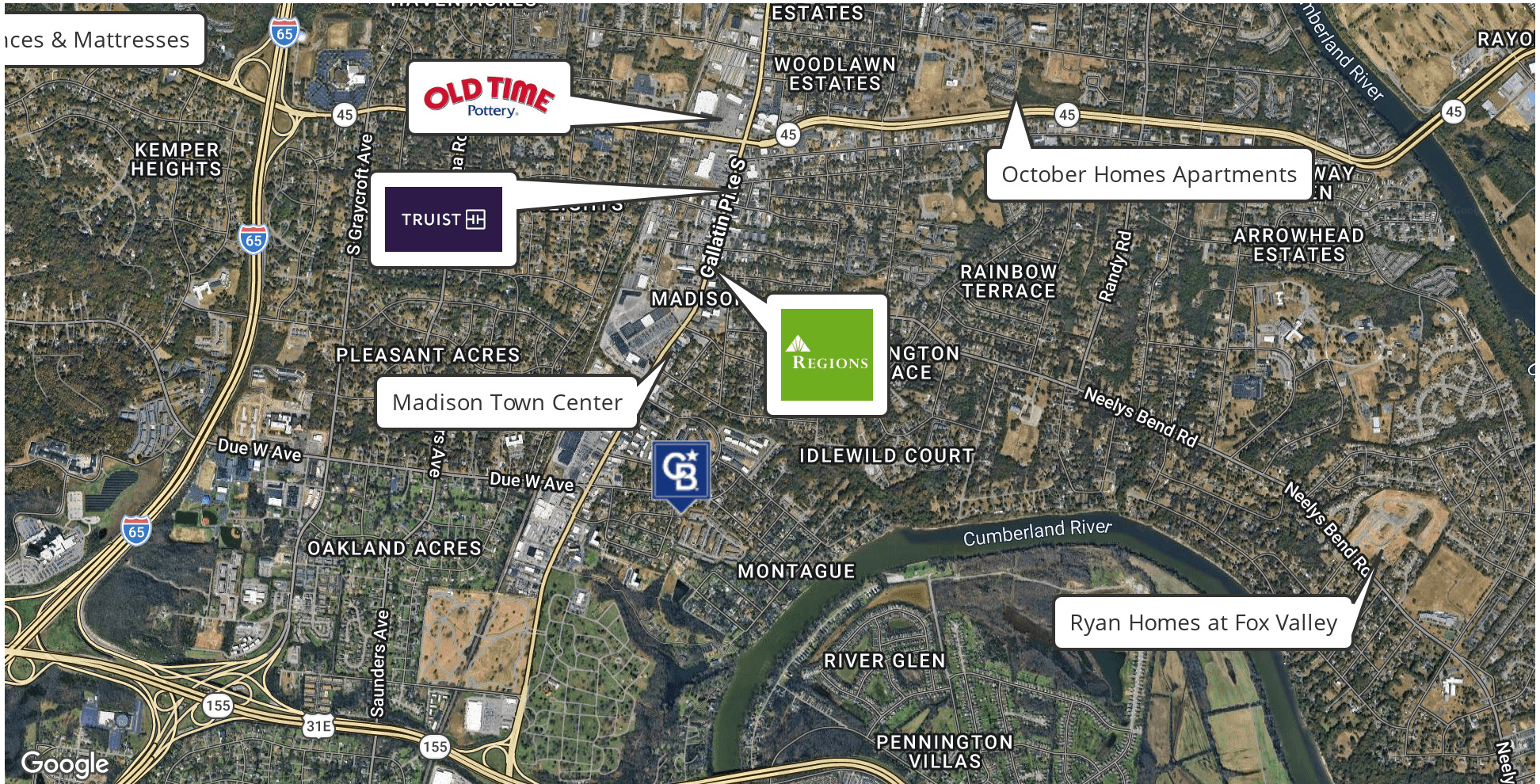
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