

COMMERCIAL BUILDING FOR SALE

236 2nd Ave S

FRANKLIN, TN 37064



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4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

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HISTORICAL COMMERCIAL BUILDING

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PROPERTY DESCRIPTION

This remarkable property offers an extraordinary opportunity for various ventures with its rich history and expansive 10,000 square feet of usable space. Nestled in the heart of downtown Franklin, just two blocks from the historic square, this building is a testament to the charm and character of Franklin's past while providing endless possibilities for the future.

With versatile layouts and spacious rooms, this property is ideally suited for offices, showrooms, private clubs, co-working spaces, conference centers, training facilities, and any other creative endeavor you can imagine. Convenience is key, with 8-10 dedicated parking spaces ensuring hassle-free access for visitors. The prime location allows for seamless connectivity to the vibrant downtown scene, with bustling shops and restaurants just moments away.

Whether you're seeking a distinguished office space, a unique venue for events, or an opportunity to own a piece of Franklin's history, this property offers endless potential and a chance to become a part of the fabric of this beloved community.

PROPERTY DETAILS	
Asking Price	\$5,250,000
Lot Dimension	147 X 199
Acres	0.67
Stories	1
Square Feet	± 10,046 SF
Year Built, Renovated	1820, 2021-2023
Parking	8 - 10 spaces

PROPERTY FEATURES

- Fire safety sprinkler system: wet and dry
- New paint throughout interior
- Kitchen area
- 4 bathrooms
- 7 conference areas/offices (can reconfigure)
- 4 large gathering/meeting areas
- 8-10 dedicated parking spaces
- Hundreds of free public parking spaces nearby

ADDITIONAL FEATURES

- 4 exterior entrances
- Unfinished upstairs could result in 2 additional offices
- Two blocks from downtown Franklin

POPULATION	2 MILE	5 MILE	10 MILES
2010	24,073	77,337	149,844
2023	29,005	98,858	196,230

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2023	10,794	37,010	71,014

INCOME	2 MILE	5 MILE	10 MILES
Avg. HHI	\$108,049	\$130,362	\$154,025

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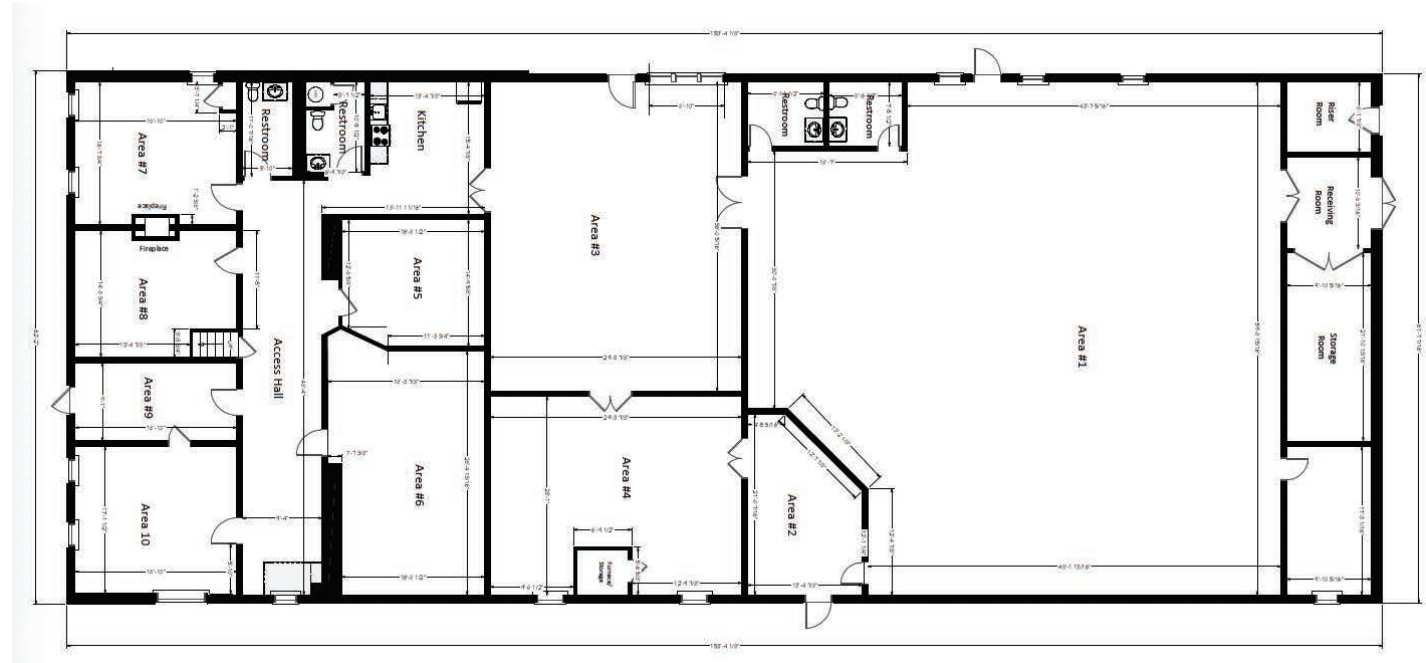
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Summary:	Finished Sq. Ft.	Unfinished Sq. Ft.
One Story Floor	9,446	
Total Finished Square Feet	9,446	
Attic Storage- Attic		600
Total Square Ft. Measured	10,046	

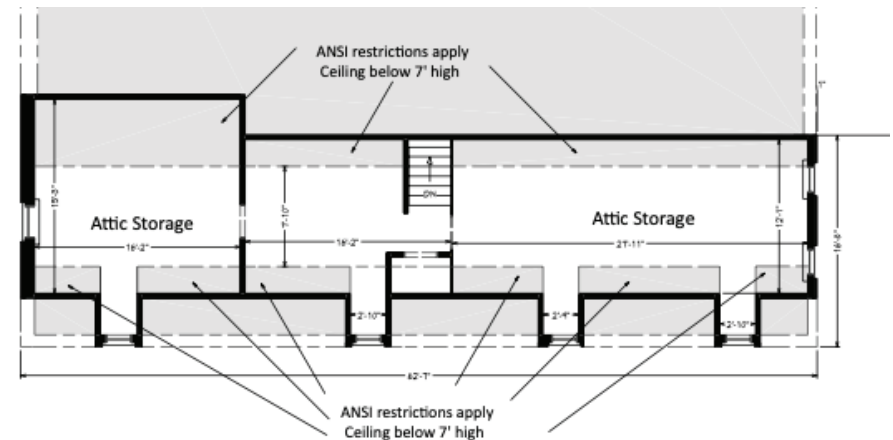
Major Rooms Listed to the Nearest Foot:

1st Floor

Riser Room	8' X 10'
Storage Room	22' X 10'
Storage Room #2	17' X 10'
Area #1	60' X 62'
Area #2	21' X 13'
Area #3	36' X 29'
Area #4	23' X 29'
Area #5	15' X 17'
Area #6	28' X 17'
Area #7	17' X 19'
Area #8	15' X 19'
Area #9	9' X 19'
Area #10	17' X 17'
Kitchen	15' X 13'
Access Hall	48' X 9'
Restroom #1	8' X 9'
Restroom #2	8' X 9'
Restroom #3	7' X 7'
Restroom #4	11' X 6'



One Story Floor Plan Finished Area 9,446 Sq. Ft.



Attic Floor Plan Finished Area 600 Sq. Ft.

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DOWNTOWN FRANKLIN



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