



A Rare Opportunity

in Ashland City, TN

Total Acreage: 6.71 acres

- Zoning: C2

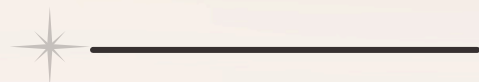
PROPERTY HIGHLIGHTS:

Lot 1:

- Building Features:
 - Office Space: Approximately 2,000 sqft
 - Warehouse/Shop/Vehicle Repair Space: Approximately 3,000 sqft
 - Loft/Storage Space: 1,869 sqft
- Lot Condition: Approximately 95% paved
- Special Features: Garage pit for vehicle repairs and maintenance.

Lot 2:

- Mini Storage Business:
 - Total Size: 32,060 sqft
 - Number of Units: 164
 - Operational and income-generating.
- Vacant Land: Approximately 2.5 acres, ideal for further development or expansion.





INVESTMENT OPPORTUNITY:

- Owner-User: Ideal for businesses needing office, warehouse, and storage space.
- Investors: Generate rental income from the mini storage units while developing the vacant land.
- Multi-Tenant Use: Flexibility to lease out office space, warehouse space, and storage units to multiple tenants.

LOCATION & MARKET OVERVIEW:

- Business-Friendly Environment: Ashland City is known for its supportive and growth-oriented business climate.
- Future Growth: The town has planned for continued expansion and development, making it an attractive location for commercial enterprises.

CONTACT INFORMATION:

For more information or to schedule a tour:

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