

FOR SALE:  
EXCLUSIVE OFFERING  
MEMORANDUM



THE CAUBLE GROUP  
COMMERCIAL



SALE PRICE: \$525,000  
1455 NEELYS BEND RD,  
MADISON, TN 37115

CONTACT INFO:

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## PROPERTY HIGHLIGHTS

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<b>Address:</b>	<b>1455 Neelys Bend Rd, Madison, TN 37115</b>
<b>Building Size:</b>	2,268 sqft
<b>Lot Size:</b>	0.47 Acres
<b>Zoning:</b>	2,268 sqft
<b>Sale Price:</b>	<b>\$525,000</b>

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A fully paved, 0.47 acres with a 2,268 sq. ft. concrete block structure & three open-air loading docks. A versatile commercial property, perfect for a variety of business needs.

### PROPERTY FEATURES:

- 2,268 sq. ft. concrete block structure, providing a solid foundation for your business
- 57' of road frontage with full egress/ingress, ensuring easy accessibility
- Fully paved 0.47-acre lot, offering ample space for operations

### LOADING & ACCESSIBILITY:

- Three open-air loading docks, facilitating efficient loading and unloading
- Ample on-site parking to accommodate staff and customers

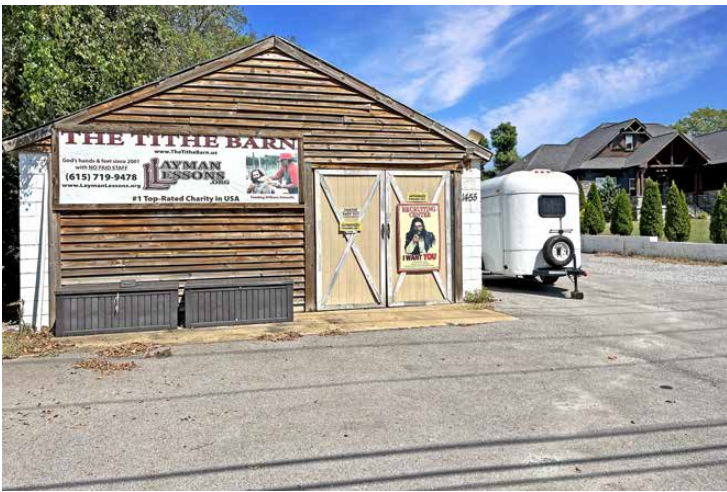
### UTILITIES:

- Water and electric services available on site, ready for immediate use

### ZONING:

- Zoned Commercial Neighborhood (CN), allowing a wide range of commercial applications

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# NEARBY AMENITIES

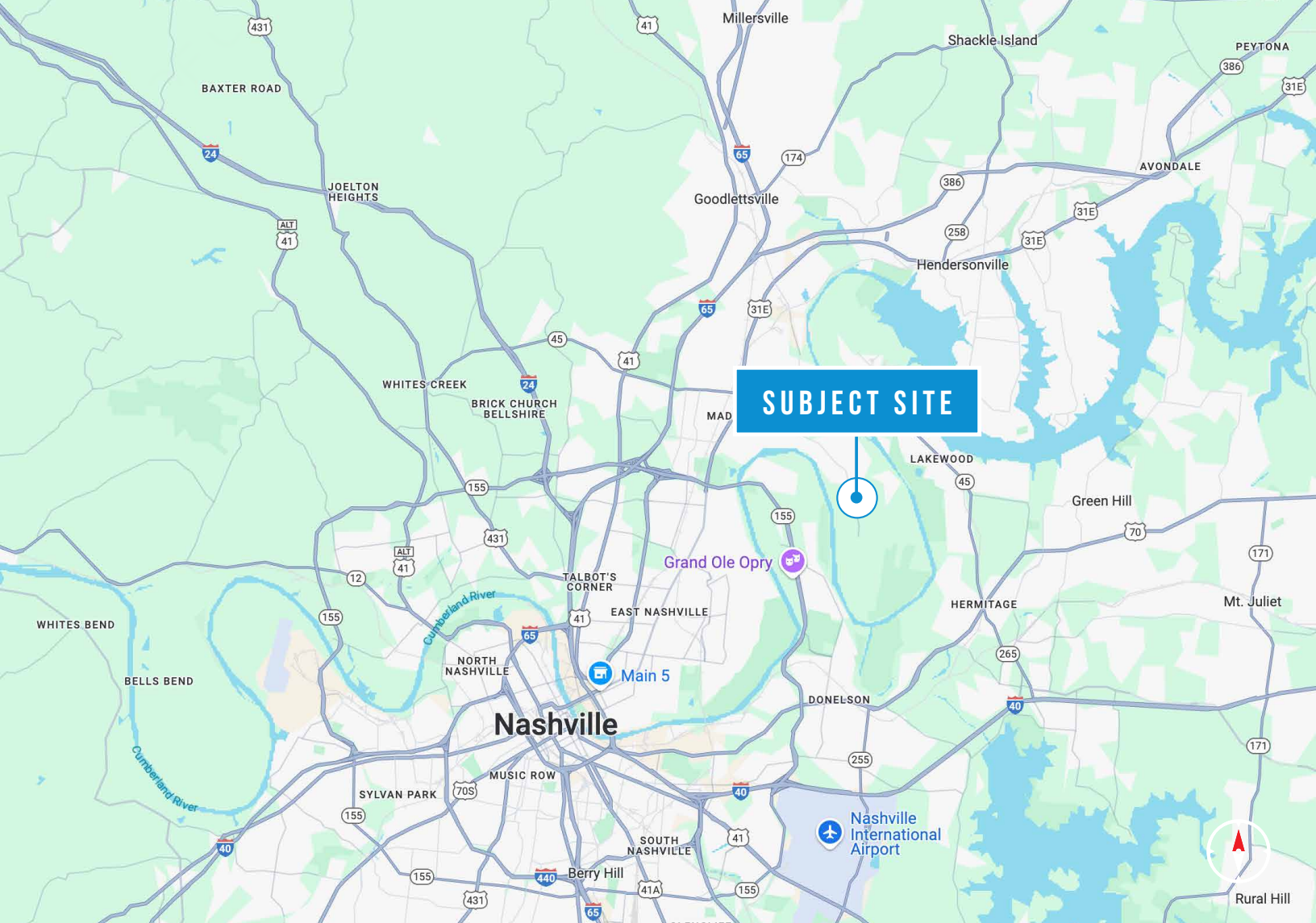


Walmart, McDonald's, Planet Fitness, Wendy's, DQ, Taco Bell, EZPAWN family of brands, AutoZone, Shell, U-HAUL, BANK OF AMERICA, Bojangles, CHASE, Burger King, Walgreens, Firestone, Kroger, Mission Coffee

SUBJECT SITE

GAYLORD SPRINGS<sup>®</sup>  
GOLF LINKS

Chicken George's, Waffle House, Holiday Inn Express, bp, Exxon, Gaylord Opryland Hotel, McDonald's, BW | Best Western. Hotels & Resorts, SOUNDWAVES - GAYLORD OPRYLAND, Hyatt Place, GRAND OLE OPRY, Olive Garden, FRIDAYS, Bass Pro Shops, COUNTRY INN & SUITES, Hampton, REGAL



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