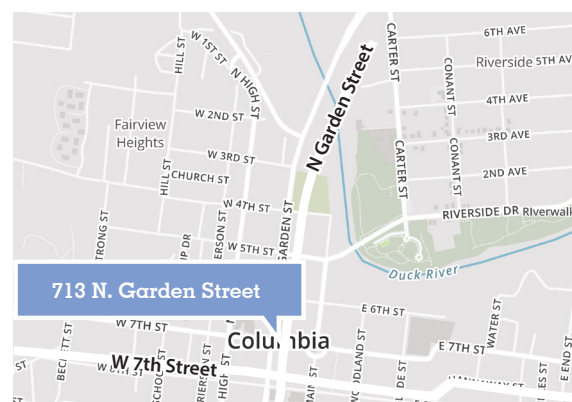




Retail/creative office for sale

- 2,500 sf available
- In-ground grease trap
- Charming brick building
- High ceilings, open space, two restrooms (One is ADA compliant)
- 400-amp electrical panel; gas to building
- New HVAC and lighting
- Air rights allow a second and third story
- Located in the historical district of booming Columbia, adjacent to the Square
- Zoning: CD - 5 Urban Center Character District; commercial or residential
- Traffic count: 26,560 VPD on North Garden Street
- Roof replaced in 2020
- Sale price: \$650,000



For more information:

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Retail/creative office for sale or lease

713 North Garden Street | Columbia, TN



Interior - front to the rear



Interior - rear looking to the front



Ceiling



Potential second and/or third story possible

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Retail/creative office for sale or lease

713 North Garden Street | Columbia, TN



The property at 713 N. Garden Street offers a rare opportunity in Columbia's rapidly growing downtown district. Zoned commercial/residential, it provides flexibility for a retail storefront, studio, office, short-term rental, or mixed-use live/work concept. The building includes air rights to build upward, allowing a buyer to expand and create additional revenue-generating floor space or residential units as the area continues to develop. Located along a high-visibility corridor with steady foot and vehicle traffic, the property features approximately 2,500 sq. ft. of usable space and strong street presence. As downtown Columbia strengthens its commercial core and residential population, properties with this level of mixed-use zoning and vertical development potential have become increasingly difficult to secure — making 713 N. Garden both a strategic investment and a prime opportunity for growth.

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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