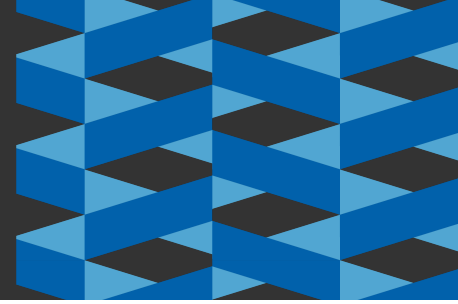


Former Pritchard Brothers Plumbing Building

433 Madison Ave Memphis, TN 38103



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	4,210 SF
Lot Size:	0.08 Acres
Price / SF:	\$201.90
Year Built:	1903
Renovated:	2022
Zoning:	CBD
Market:	Memphis MSA
Submarket:	Downtown

PROPERTY OVERVIEW

Introducing 433 Madison Ave., an unparalleled commercial property located in the vibrant EDGE district of downtown Memphis. This unique property boasts a prime location with excellent visibility and easy access to major highways, making it an ideal investment opportunity for businesses looking to establish themselves in the heart of the city.

With over 4,000 square feet of versatile space, this property offers endless possibilities for customization to suit your specific business needs. The building features large windows and skylights that provide abundant natural light, creating a welcoming and inviting atmosphere for customers and employees alike. The open floor plan allows for easy flow and flexibility in designing your ideal workspace, retail shop, or restaurant. There is a basement for extra storage.

The EDGE district is a thriving hub of activity, attracting a diverse mix of businesses and visitors to the area. This property is in close proximity to a variety of restaurants, shops, and entertainment venues, offering endless opportunities for networking and collaboration.

Whether you're a startup looking to establish a presence in the city or an established business seeking a prime location for expansion, 433 Madison Ave. is the perfect choice. Don't miss out on this incredible opportunity to own a piece of the vibrant downtown Memphis community.

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IMPROVEMENTS AND FEATURES

- Repair & Restoration of Terracotta Façade
- Repair & Repointing of Exterior Brick Walls
- New TPO roof w/ 20 Year Warranty
- New Exterior Door and Door Frames
- New Storefront and Glass on all Elevations
- New Storefront and Glass at Roof Clerestories
- (2) New 6ton HVAC Roof Top Units for Future Tenants

Building has been gutted and is ready for build out

- Alley along the side with 2 additional entrances
- Full basement
- Skylights



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PROPERTY DESCRIPTION

Located in one of Memphis' Opportunity Zone census tracts.

The EDGE district is a thriving hub of activity, attracting a diverse mix of businesses and visitors to the area. This property is in close proximity to a variety of new restaurants, shops, and entertainment venues, offering endless opportunities for networking and collaboration. Live. Work. Play.

More info here:

https://www.youtube.com/watch?v=nVuulcNp_CU

<https://styleblueprint.com/memphis/everyday/the-edge-district-memphis/>

<https://www.highgroundnews.com/cities/EdgeDistrict.aspx>

<https://www.dsginc.net/portfolio/the-edge-district>

Whether you're a startup looking to establish a presence in the city or an established business seeking a prime location for expansion, 433 Madison Ave. is the perfect choice. Don't miss out on this incredible opportunity to own a piece of the vibrant Downtown Memphis community. Contact us today to schedule a showing and experience the potential that this property has to offer.

Neighboring businesses and amenities within 1 block include:

The Ravine- <https://www.memphisflyer.com/we-saw-you-loving-local-and-the-ravine>

Memphis Made Brewery- <https://www.actionnews5.com/2019/10/02/memphis-made-open-nd-brewery-edge-district/>

Tomorrow Building- <https://www.bizjournals.com/memphis/news/2023/06/07/cycle-shop-developers-tomorrow-building-edge.html>

University Lofts: <https://dailymemphian.com/article/29946/downtown-memphis-edge-district-apartment-complex>

The RISE Apartments: <https://theriseapts.com/>

The Bakery Garage: <https://www.parkme.com/lot/1230557/the-bakery-garage-memphis-tn>

LOCATION DESCRIPTION

433 Madison Ave., the former Pritchard Plumbing Brothers building is located in the EDGE district in downtown Memphis, Tennessee, with a zip code of 38103.

The building is situated on the south side of Madison Ave, between Lauderdale and Marshall Ave., in the heart of the city's Central Business District. The property is easily accessible by car, with several parking garages and surface lots nearby, as well as by public transportation, with bus stops and trolley stations within walking distance. The immediate area is characterized by a mix of office buildings, hotels, restaurants, and retail shops, making it a vibrant and bustling part of the city.

Notable nearby landmarks include the Memphis Renasant Convention Center, FedEx Forum AutoZone Park, and the historic Peabody Hotel.

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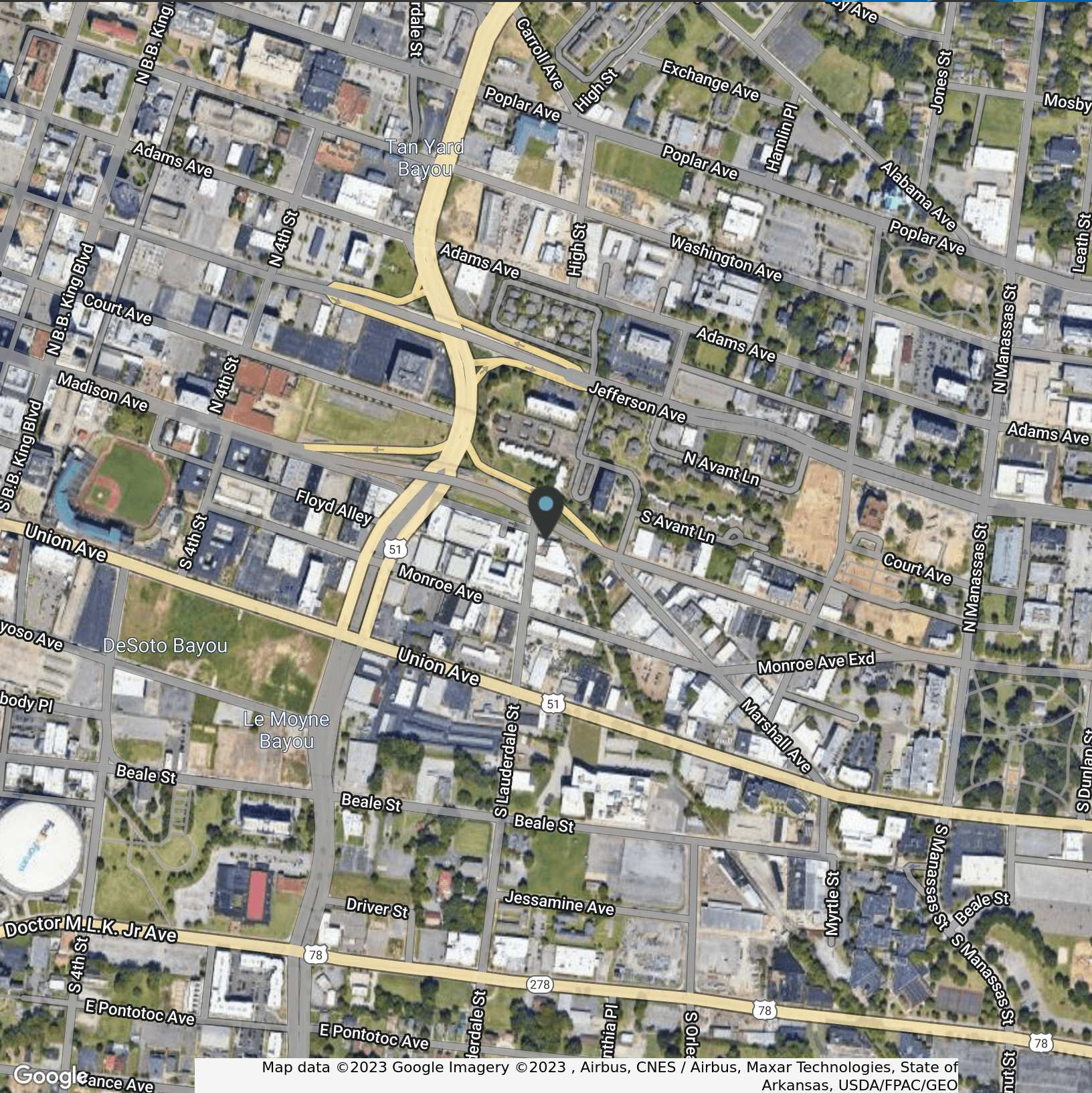
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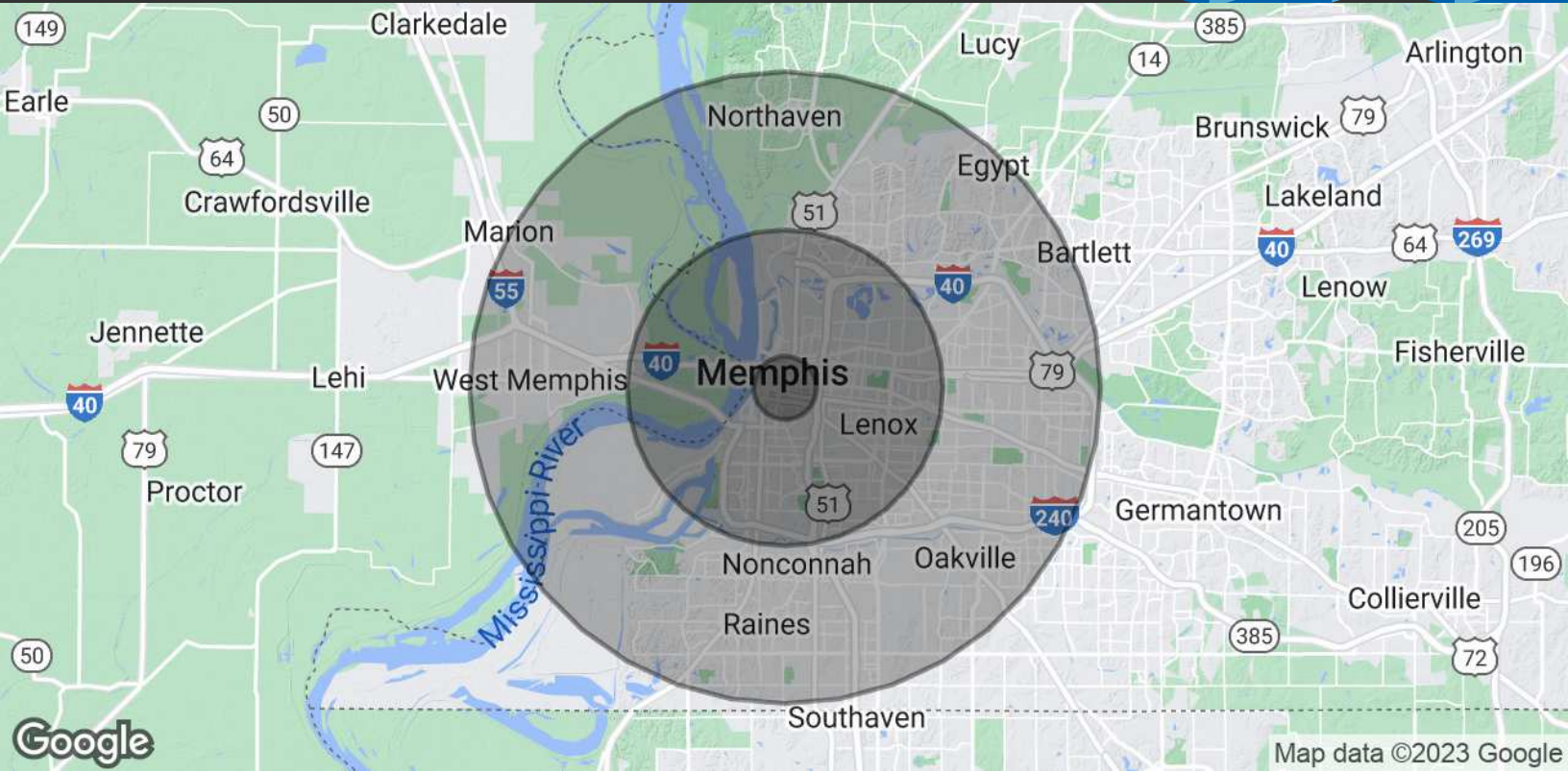
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,971	148,046	486,679
Average Age	36.2	37.2	35.4
Average Age (Male)	37.3	36.0	33.5
Average Age (Female)	35.1	38.3	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,215	80,873	230,217
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$41,792	\$47,916	\$50,268
Average House Value	\$115,249	\$132,916	\$116,533

* Demographic data derived from 2020 ACS - US Census

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