

808 Walker Street

Columbia, Tennessee

FOR SALE: \$740,000



Benchmark
REALTY LLC

**AVISON
YOUNG**

01 Property overview

Situated in the heart of downtown Columbia, 808 Walker Street offers a highly desirable location surrounded by the city's thriving mix of local businesses, dining, and historic landmarks. Just 40 miles south of Nashville, Columbia is recognized as one of Middle Tennessee's fastest-growing communities, making this property an exceptional opportunity for both residential and commercial use. The walkable setting provides convenient access to boutique shopping, cafés, and cultural attractions, while nearby major roadways ensure easy connectivity to the greater Nashville market.



Historic district of downtown Columbia



Approximately 2,300 sf



Finished secondary unit containing approximately 360 sf – with kitchen, bathroom and office space



Built in 1900 - complete historic renovation

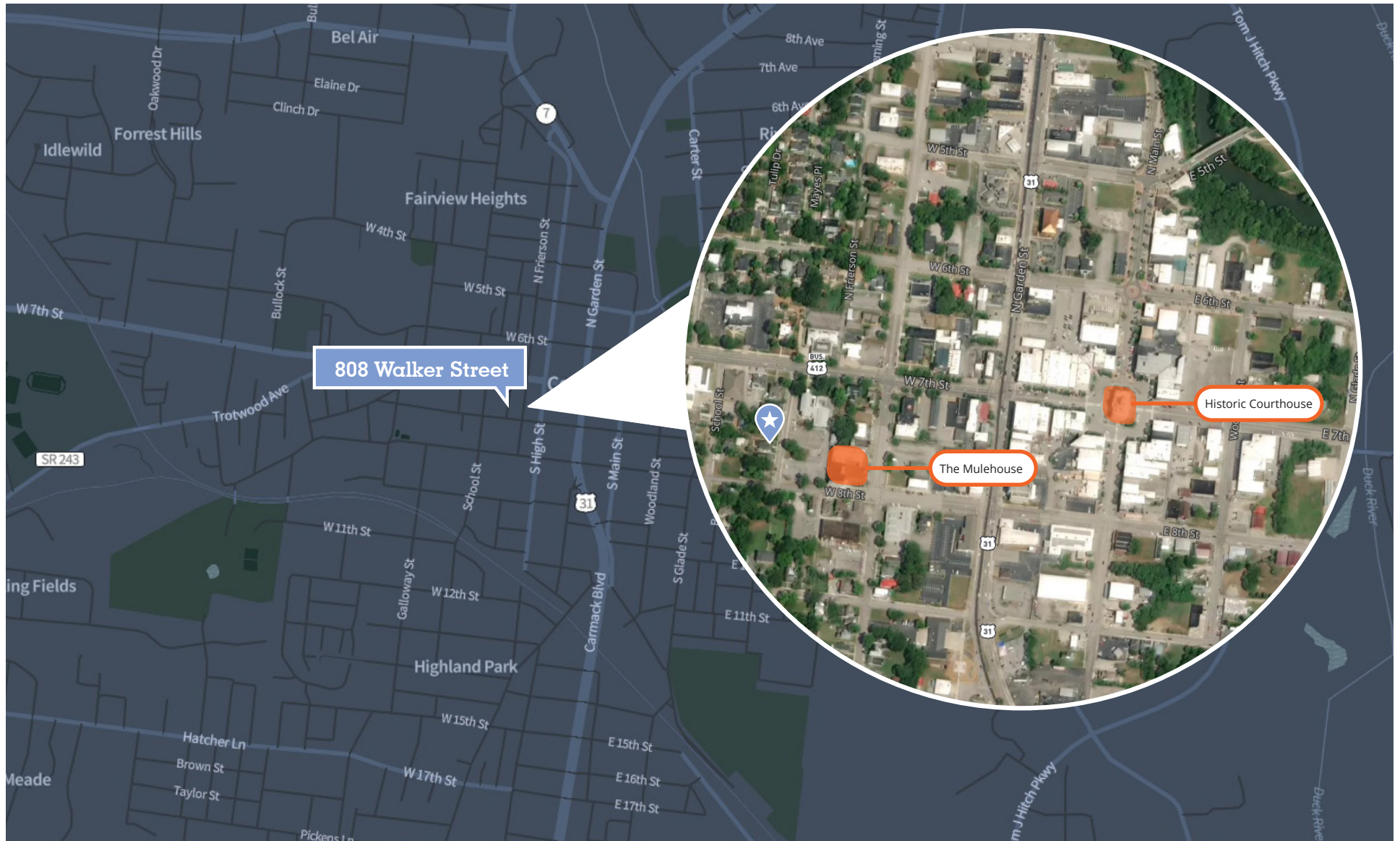


Zoned CD-5, Urban Center Character District, commercial or residential



02

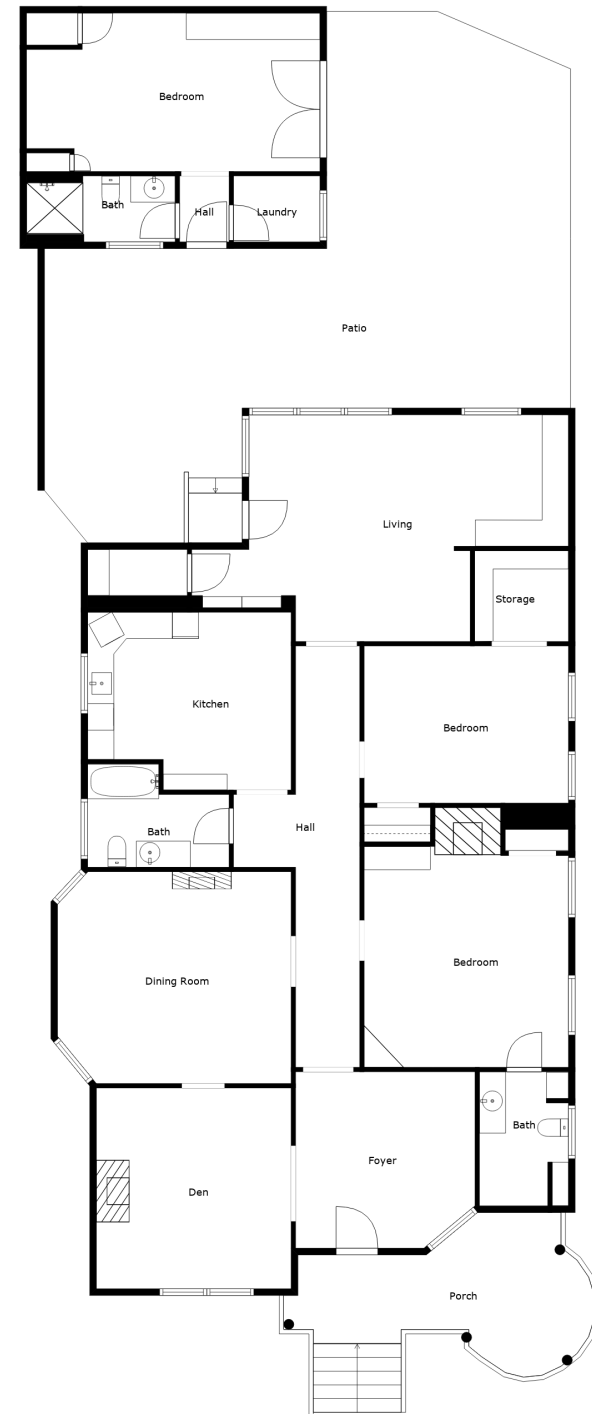
Area location map



Space plan

808 Walker Street:

- Fully renovated historic home built in approximately 1900
- Historic renovation completed in 2021
- Cottage studio with full kitchen, restrooms, and offices/bedrooms
- Attic is exceptionally spacious and well-maintained; offers strong potential for a second-floor addition with staircase and buildout. Neighboring homes with similar structures have successfully added second levels
- HVAC system is 3 years old
- 220V electrical box located at the rear of the home, ideal for a spa or hot tub
- Cottage includes washer/dryer hookups; electric water heater will be reinstalled adjacent to hookups. Kitchen sink and garbage disposal are functional
- Property is inspected annually by the Fire Marshal
- Sellers have completed a Property Condition Disclosure form



04 Property photos



04 Property photos



**If you would like more
information on this offering
please get in touch.**

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