

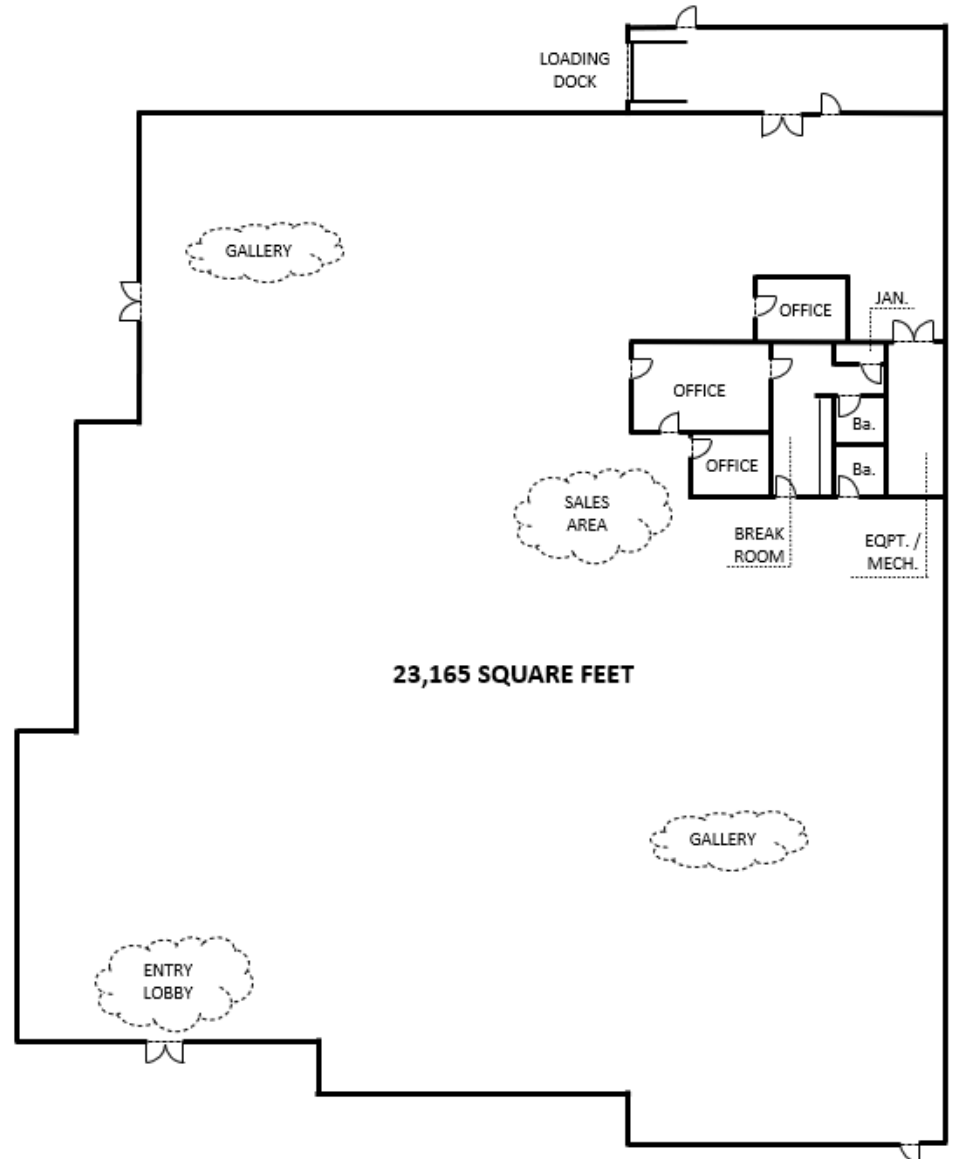
907 W. MAIN

LEBANON / TENNESSEE



OVERVIEW

- Asking Price: \$5,500,000
- 23,165 Square Feet
- 50 parking spaces
- Availability: 3Q 2026
- Year Built: 1999
- \$200,000+ building improvements 2023/2024
- HVAC: Two (2) twenty (20)-ton units and one (1) twelve (12)-ton unit replaced in 2023, one (1) thirty (30)-ton unit replaced in 2018
- Roof: Original Carlisle 45 mil Mechanically Fastened reinforced EPDM Roof in good condition, sky-lights replaced in 2023
- Fully sprinkled building.





907 W. MAIN

INFORMATION REQUEST

Submit the information requested below along with proposed sale terms to William Griffith at wgriffith@callisventures.com.

- Business name
- Legal name of purchaser
- Contact information
- 2023-2025 + 2026 YTD financial statements
- Business history
- Proposed building use
- Financing arrangements

907 W. MAIN

LEBANON / TENNESSEE

For additional information, please contact:

CALLIS VENTURES, LLC

111 N. Greenwood Street, Suite A
Lebanon, TN 37087

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(615) 444 - 6031

WILLIAM GRIFFITH*

President

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*Owner/Agent. Individual is a licensed real estate agent in the State of Tennessee. Individual is an employee of property owner and is not acting as a Real Estate Broker in this transaction under Tennessee state law.

