

**308 N MAIN STREET  
ASHLAND CITY, TN 37015**



**LIST PRICE: \$555,000.**

**CAN BE PURCHASED  
TOGETHER OR  
INDIVIDUALLY**

**306 N MAIN STREET  
ASHLAND CITY, TN 37015**



**LIST PRICE: \$305,000.**

**PRIME LOCATION  
WITH C-2 ZONING  
MULTIPLE BUSINESSES NEARBY  
"DOWNTOWN" MAIN ST. AREA**

**Benchmark**  
REALTY<sub>LLC</sub>

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**308 N MAIN STREET  
ASHLAND CITY, TN 37015**



**CAN BE PURCHASED WITH 306 N MAIN STREET**

**C-2 ZONING  
CORNER LOT  
PRIME LOCATION  
OFFERED AT: \$555,000.**

**MULTIPLE BUILDINGS  
+/- .35 ACRE  
AMPLE PARKING  
RECENTLY RENOVATED**

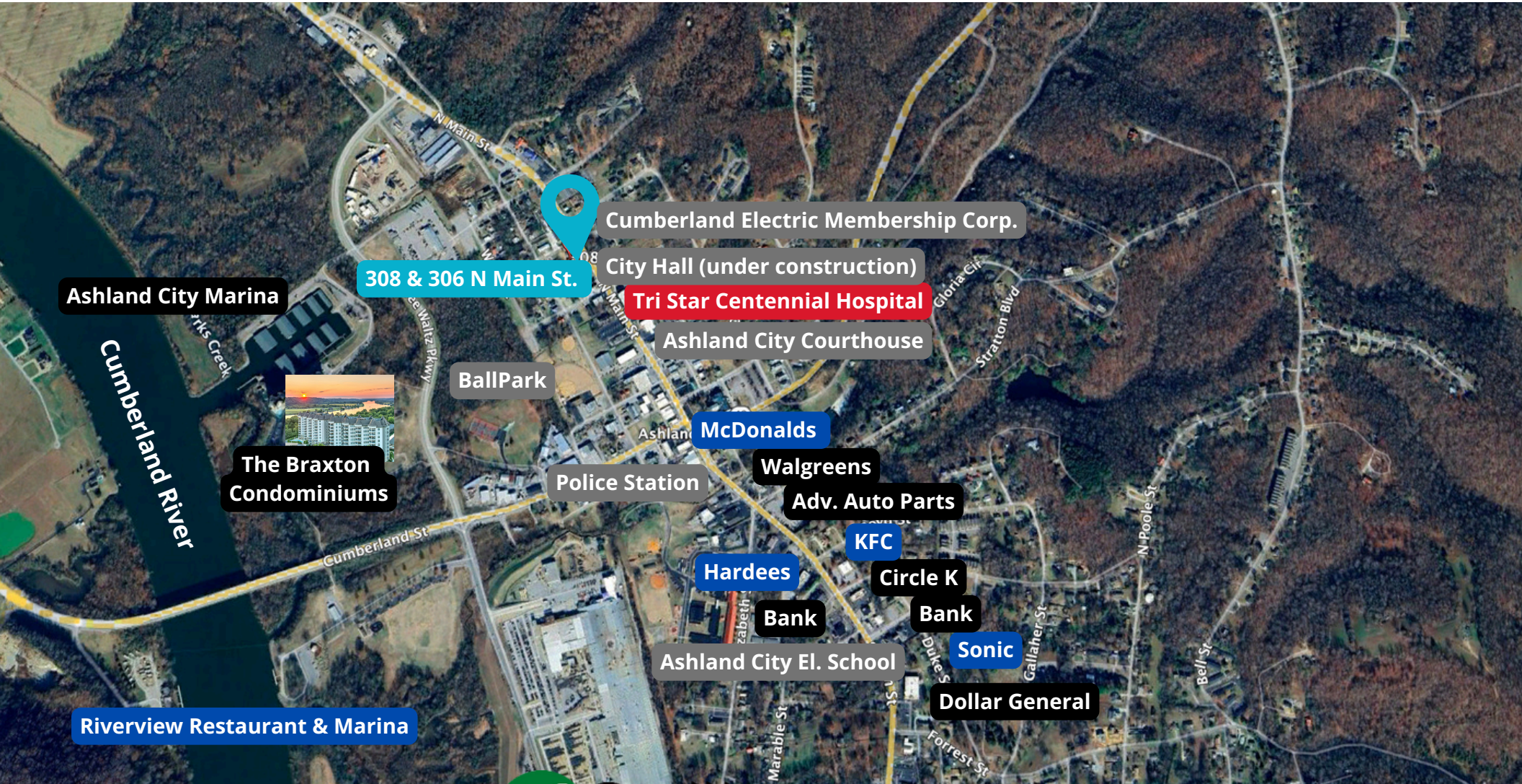
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**CAN BE PURCHASED WITH 308 N MAIN STREET**

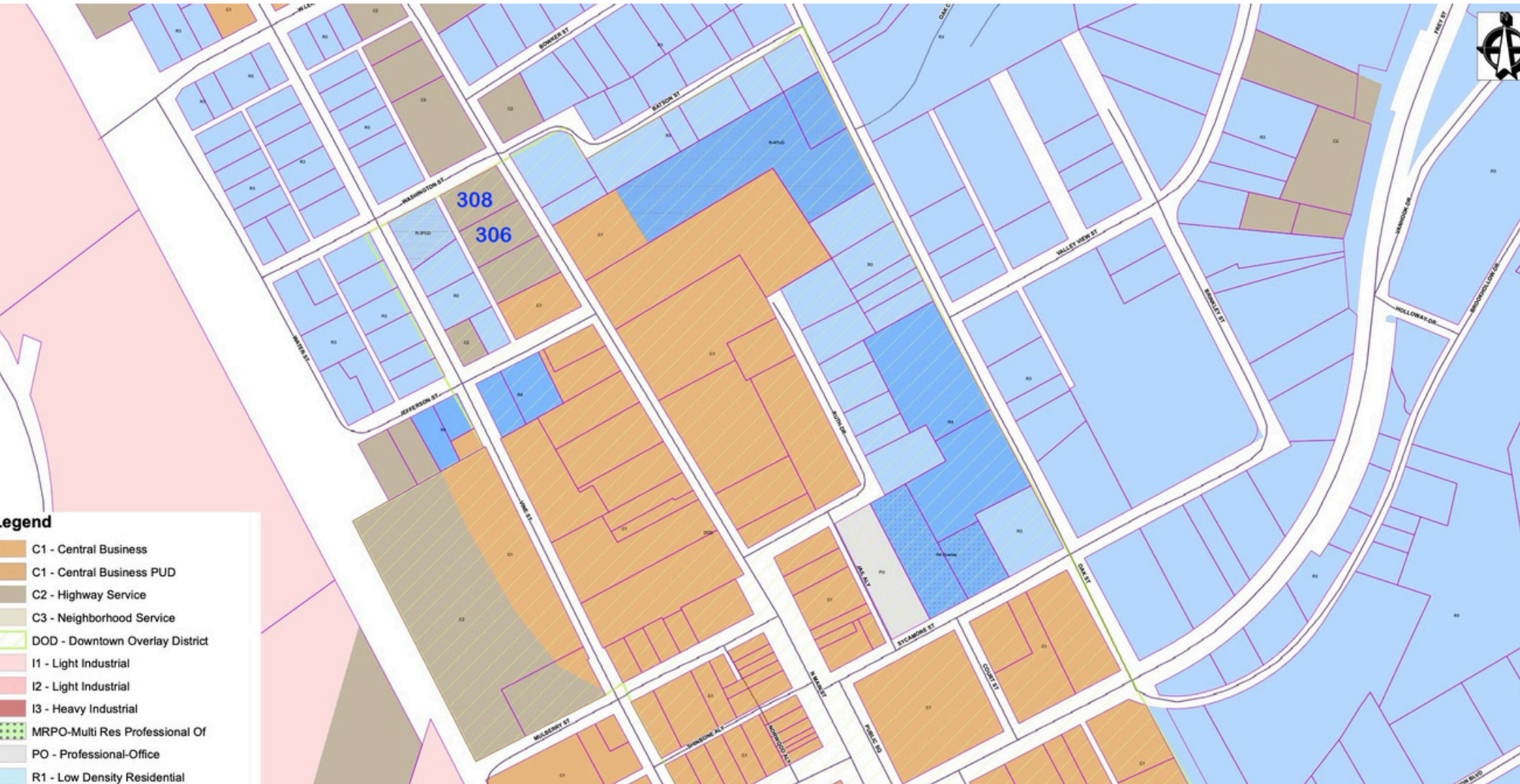
**C-2 ZONING  
PRIME LOCATION  
OFFERED AT: \$305,000.**

**LEVEL LOT  
+/- .36 ACRE  
WITH UTILITIES  
\*STORAGE BUILDING**



**Numerous additional businesses and parks -including but not limited to- Real Estate & Medical Offices, Restaurants, Auto dealerships and more are located within close proximity to subject properties. Source: Google Earth Pro**

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**Zoning Map with Legend. Source APSU GIS- <https://apsu-gis.maps.arcgis.com>**

# C-2 USES PERMITTED:

- Governmental administrative services
- Cultural and Recreational Services
- Essential public transport, communication, and utility services
- Automotive Service and Repair uses
- Building materials and farm equipment sales, provided there is no outdoor storage, with the exception of farm equipment vehicles
- Contract construction services provided there is no outdoor storage
- Convenience retail sales and service uses
- Consumer repair services
- Entertainment and amusement services
- Financial, Insurance, real estate and consulting services
- Food and beverage Services
- Food service uses; take out
- Animal care and veterinarian services provided there is no outside housing of animals
- General Business Services
- General Personal Services
- General Retail Trade Uses
- Professional Services- medical
- Professional Services- non medical
- Transient habitation: hotels, motels, tourist homes or courts
- Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery uses.
- Limited manufacturing conducted in completely enclosed building.
- Religious Facilities
- Education Facilities
- Wholesale sales provided there is less than fifty (50) % of the total on-site Square footage utilized as storage, and no outdoor storage.
- Signs as regulated by City Sign Ordinance
- Community assembly facilities
- Health care facilities
- Intermediate impact facilities
- Day Care Centers
- Special Personal and group care facilities
- Nursing homes
- Mobile Home, manufactured home, and modular home sales lot

308 N Main Street



## C-2 USES PERMITTED Including:

### C1 ZONING (NON- DUPLICATES)

- Automotive Assembly uses.
- Transient Habitation excluding sporting and recreational (motor) vehicle camps.
- Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery; excluding aircraft dealers, boat dealers, and recreational and utility trailer dealers.
- Art Galleries
- Libraries
- Museums
- Recreational Centers and gymnasiums

Taken from pages V-26 and V-27 of "The Municipal Zoning Ordinance for Ashland City, TN Ordinance NO. 179"

\* PDF attached to MLS in documents section. Additional zoning details, restrictions, requirements in PDF.

# 308 Features & Updates

- All new sand & finish hardwood \*real wood\* floors throughout
- 2 New Parking Pads- 1 off N Main 1- Washington
- I Beam added Adjustable Steel Support posts for new floor system by USS- (5 yr transferrable warranty)
- New ADA compliant 1/2 Bath addition
- Replaced duct work as needed
- New paint throughout
- New lighting
- New front door/entrance-
- New side (double) doors (added stacked stone)
- New covered side porch & added entrance and added new safety railings
- New safety rails around Main Street parking pad (creek)
- Reinforced back porch and added safety rails
- New concrete stairs off back porch
- Added GCIF exterior outlets (exterior building & nearby railing)
- Reinforced exterior building- added ceiling insulation, mini split with heat and A/C added window and new lighting (800 square ft of usable semi finished space)
- New exterior track lighting ("always on")
- & MORE!



Scan For  
MLS Listing



Benchmark  
REALTY LLC

Listed by: Shari Hart  
Benchmark Realty, LLC

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