



**DELTA
FARMLAND**

6551 Stage Oaks

6,200 +/- Sq Ft | \$649,000

Reid Yarbrough | 901.573.4343 | reid@delta-farmland.com



6551 STAGE OAKS

BARTLETT, TN | 6,200 +/- Sq Ft | \$649,000

This 2-story office building offers a prime opportunity for businesses seeking a strategic location in Bartlett, TN. This 6,200 sq ft office building sits near the corner of Stage Road with frontage on Charles Bryan Road, and is located near several shopping centers and large retailers including Starbucks, Kroger, and Chick-Fil-A. The property provides easy access to the building with ample parking spaces, and is in close proximity to reputable schools, making it an attractive location for businesses catering to families. The building is fully leased with two long term tenants in place providing immediate cash flow, making this an excellent investment opportunity.

PROPERTY FEATURES:

- ❖ **Versatile 2-Story Office and Medical Building:** Accommodates a range of professional and medical uses.
 - ❖ **Excellent Accessibility:** Located approximate to Highway 70 and Interstate 40, providing easy access and convenience.
 - ❖ **Strategic Position:** Situated in the Dental/Orthodontic District in Bartlett, ideal for medical and dental practices.
 - ❖ **Close to Amenities:** Located near the intersection of Stage and Kirby Whitten, with proximity to retail shops, popular restaurants, and good schools.
 - ❖ **Fully Occupied:** 100% occupancy with long-term tenants already in place, providing steady income and stability.
- ❖ Total Sq Ft 6,200 +/-
 - ❖ Year Built 1988
 - ❖ Building Type Office/Medical
 - ❖ Building Class B
 - ❖ Building Height 2
 - ❖ Price Per Sq Ft \$104

6551 STAGE OAKS DRIVE



655#STAGE OAKS DRIVE



Property boundaries are estimated and should be confirmed by legal description or by a licensed surveyor



**DELTA
FARMLAND**



madisongroup

:) westrock ORTHODONTICS®

Clover Counseling Services 🍀

Memphis One

6
5
5
1



CONTACT / Reid Yarbrough

901.573.4343

reid@delta-farmland.com

Reid Yarbrough, of Delta Farmland, is the exclusive agent for the property described herein. All information contained herein is believed to be correct, however, there is no guarantee to the accuracy. Prospective buyers are urged to inspect the property and improvements and perform their own independent due diligence. The agent assumes no liability as to errors, omissions or investment results. All information is approximate.