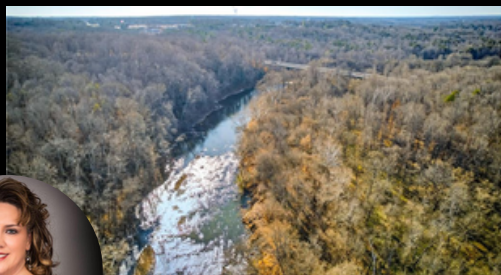




CENTURY 21 LISTING

COMMERCIAL LAND OPPORTUNITY MADISON NC

AVAILABLE FOR THE PRICE OF \$3,634,000



PROPERTY DESCRIPTION

Exceptional opportunity on highly visible US-220 in Madison featuring 122± acres that back directly to the Dan River. Over 5000 feet of road frontage along Hwy 220/73 and over 1500 Ft of River Frontage. This property is 23 miles North of the PTI Airport! The property includes a 4,600± sq ft building offering a functional combination of office space and garage/workshop area with two oversized bay doors suitable for large vehicles or equipment. 5 Offices, Reception area, Storage Room & 2 bathrooms! The expansive acreage provides privacy, flexibility, and potential for a wide range of uses, while the river frontage adds both scenic appeal & long-term value. With excellent road visibility, easy access, and substantial land & improvements, this property is well suited for commercial, industrial, agricultural, or investment purposes. A rare offering combining location, acreage, and versatility.

PROPERTY HIGHLIGHTS



122± ACRES

1,500 FT DAN
RIVER
FRONTAGE

5,000+ FT
HIGHWAY
FRONTAGE



4,600± SF
BUILDING



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CENTURY 21
Total Real Estate Solutions

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