

Downtown Madison



Presented by
Century 21 Total Real Estate Solutions, LLC

100 S Market St, Madison, NC 27025

Price: \$750,000



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Unlock the potential of Downtown Madison with this exceptional income-producing commercial investment opportunity! This unique offering features two side-by-side commercial buildings, each with leased businesses occupying the main-level storefronts. With both commercial spaces currently fully leased, the property offers an investor the advantage of immediate rental income from day one.

The real opportunity lies above. The upper levels feature expansive unfinished space ready for transformation, providing a substantial value-add component for an investor or developer. Depending on zoning, building requirements, and approvals, the additional space could potentially be converted into residential apartments, office suites, creative studios, or additional commercial space.

This combination of existing cash flow and significant redevelopment potential creates multiple avenues for increasing the property's overall value and income-producing capacity. An investor could maintain the existing commercial tenants while strategically developing the upper levels to create additional revenue streams and maximize the property's



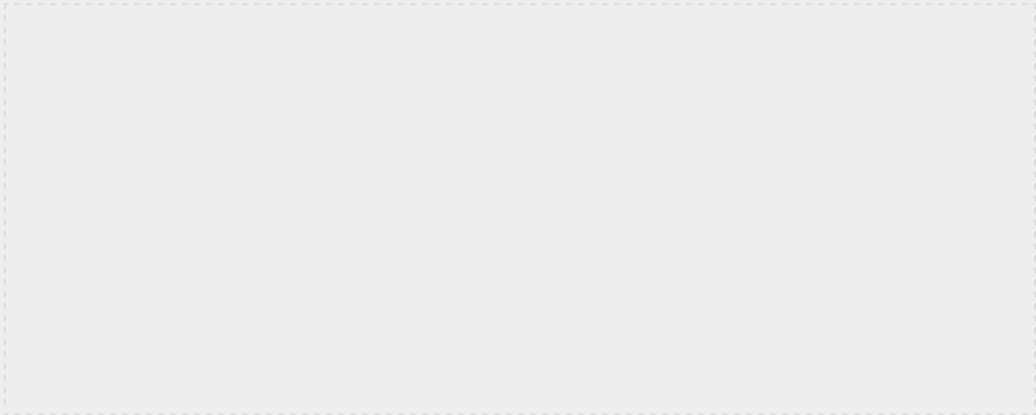
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Century 21 Total Real Estate Solutions, LLC

2638 Willard Dairy Rd
High Point, NC 27265



highest and best use.

Situated in a prime Downtown Madison location, the property benefits from strong visibility, convenient access, and the advantages of a walkable downtown environment. Its location and flexible layout make it an attractive opportunity for investors looking to expand their portfolio, developers searching for their next value-add project, or owner-users interested in establishing a presence in the heart of the community.

With income in place and substantial unfinished space ready for your vision, this property offers the rare combination of stability and upside. Explore the possibilities of transforming these two downtown buildings into a dynamic mixed-use investment while positioning yourself to capitalize on future income growth and appreciation.

All potential redevelopment, residential conversion, additional uses, and changes in occupancy are subject to applicable zoning, building codes, permits, and approval by the appropriate governmental authorities.

Two adjoining commercial buildings offered together in the heart of Downtown Madison.

Fully leased main-level storefronts provide immediate rental income from established businesses.

Value-add opportunity with expansive unfinished upper-level space awaiting redevelopment.

Potential to create residential apartments, office suites, studios, or additional commercial space, subject to zoning and applicable approvals.

Opportunity to create a mixed-use investment combining commercial income with future residential or office revenue.

Multiple potential income streams provide investors with opportunities to increase overall property performance.

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Property Photos



The Parlor



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The Parlor



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The Parlor



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Walk In Cooler



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Property Photos



Kitchen



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Property Photos



Dining Area



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Property Photos



Dining Area



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Property Photos



Bathroom space



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Property Photos



Unfinished Upper Level



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Property Photos



Unfinished Upper Level



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Property Photos



Unfinished Upper Level



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Property Photos



Unfinished Upper Level



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Property Photos



Unfinished Upper Level



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Location

