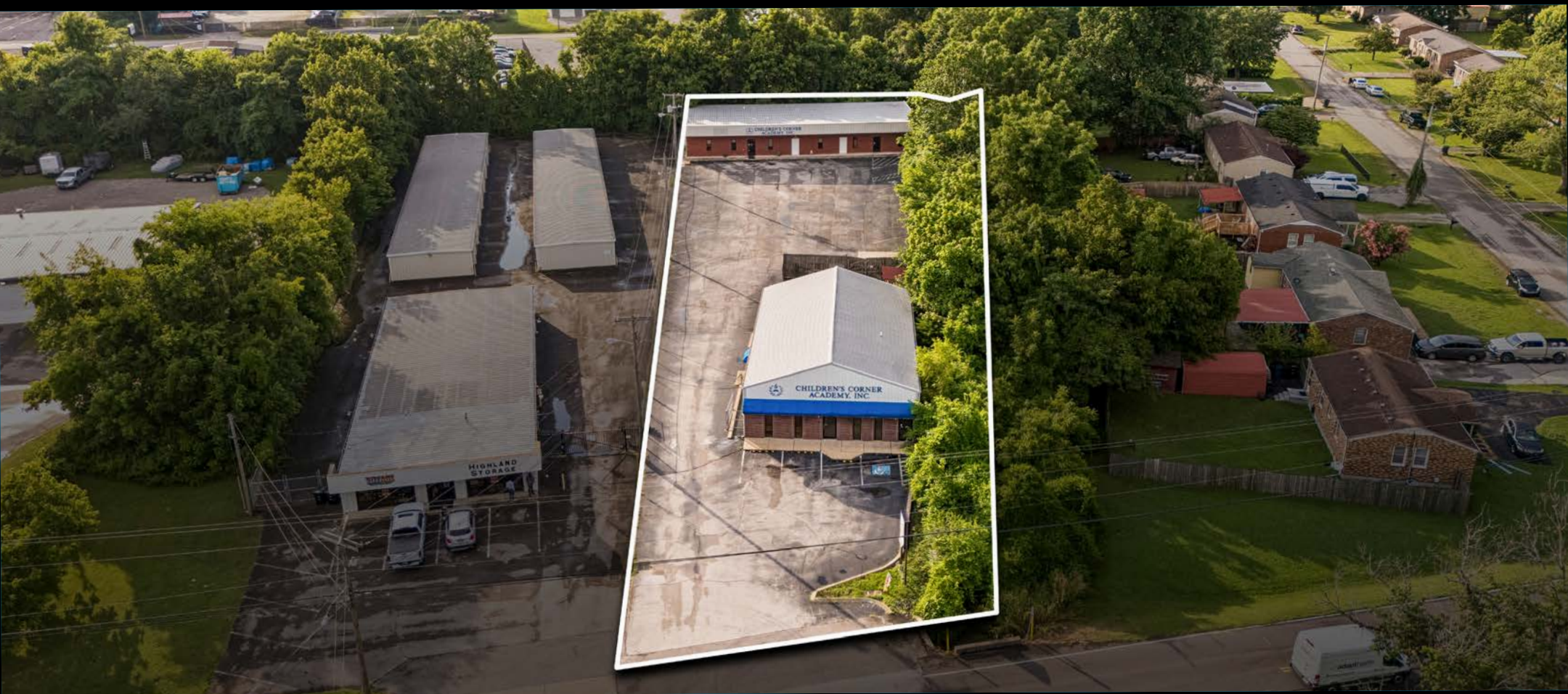


FOR SALE | MULTI-BUILDING COMMERCIAL PROPERTY

2400 Highland Ave

COLUMBIA, TENNESSEE



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THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL

2400 Highland Ave

COLUMBIA, TN

FOR SALE | MULTI-BUILDING COMMERCIAL PROPERTY

THE
REAL EQUITY
GROUP

PROPERTY OVERVIEW

2400 Highland Avenue is a ±6,600-square-foot multi-building commercial property situated on 1.02 acres in Columbia, Tennessee. Built in 2000 and zoned CD-4C (Commercial District), the property consists of two commercial buildings served by 42 marked parking spaces, including two ADA spaces.

The front building contains approximately 2,400 square feet and is currently vacant, while the approximately 4,200-square-foot rear building is currently configured for a childcare facility.

The property's adaptable improvements, generous parking, and existing commercial infrastructure make it well suited for owner-users and businesses seeking flexible commercial space.

POTENTIAL USES

- Professional Office
- Retail / Showroom
- Recreational Facility
- Tire Sales & Service
- Vehicle Maintenance
- Automotive Sales
- Educational Facility
- Service Commercial

(Subject to Buyer's verification of zoning and municipal requirements.)



2400 Highland Ave
COLUMBIA, TN
FOR SALE | MULTI-BUILDING COMMERCIAL PROPERTY

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PROPERTY DETAILS	
Address	2400 Highland Ave, Columbia, TN
County	Maury County
Topography	Level
Asset Type	Multi-Building Commercial
Sale Price	\$1,095,000
Building Size	±6,600 SF (±2,400 SF & ±4,200 SF)
Lot Size	1.02 Acres
Year Built	2000
Parking	42 Spaces (2 ADA)
Utilities	Public Water, Sewer, Electric & Natural Gas
Road Access	Paved Public Road
Zoning	CD-4C (Commercial District)
Occupancy	Front Building Vacant; Rear Building Configured for Childcare
Delivered Vacant	



BUILDING ONE FLOOR PLAN



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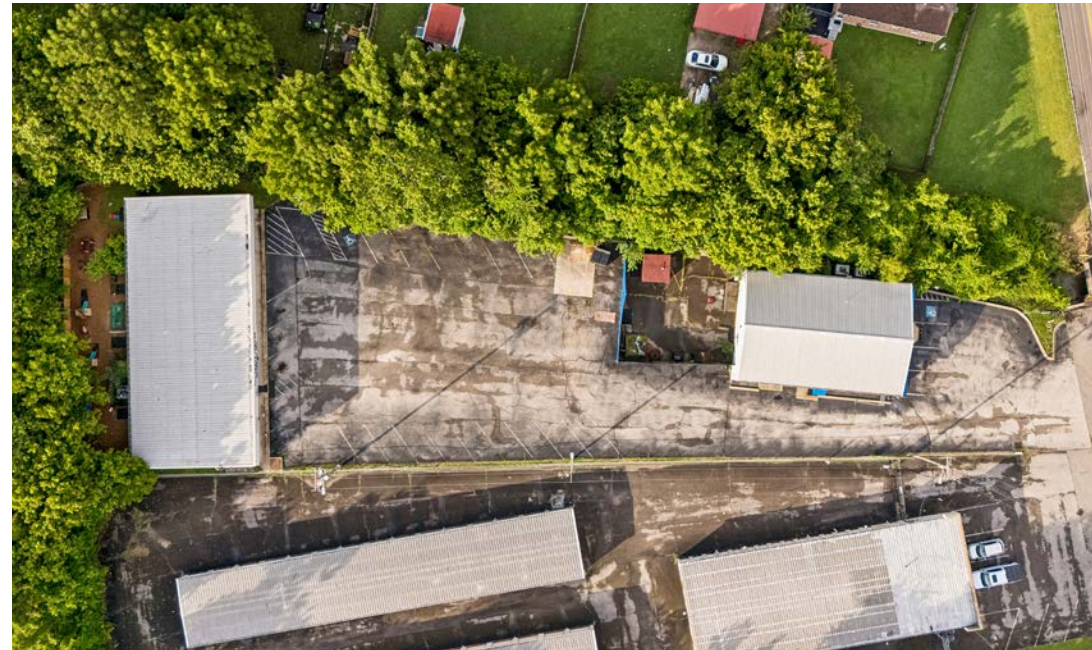
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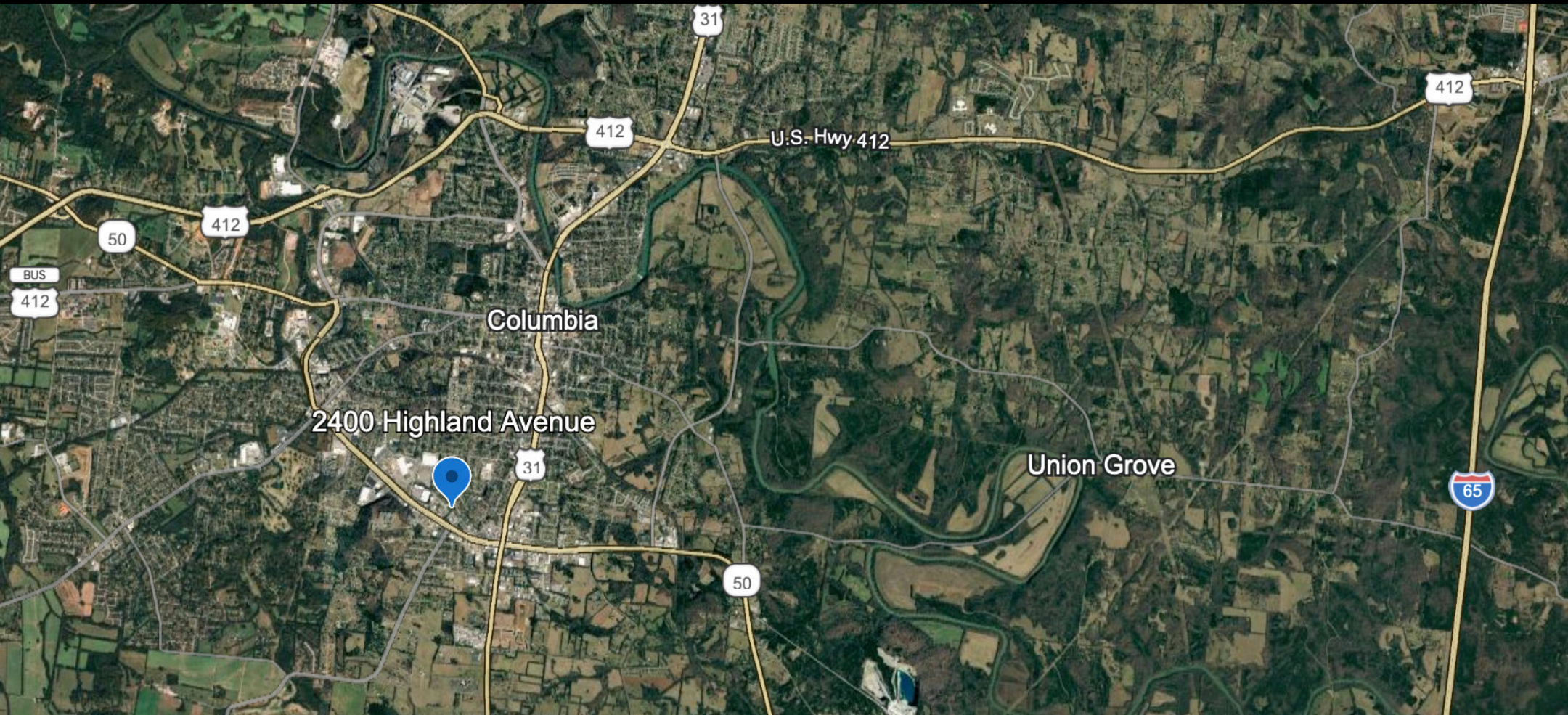
PROPERTY HIGHLIGHTS

- Front building currently vacant
- Rear building configured for a childcare facility
- Two-building configuration offers operational flexibility
- 42 marked parking spaces, including 2 ADA spaces
- Large open rooms throughout both buildings
- Predominantly open floor plans with adaptable interior layouts
- Rear fenced outdoor area with paved surface
- Rear building HVAC replaced approximately four years ago
- New water heater installed in the front building
- Public water, sewer, electric, and natural gas utilities
- Level, paved commercial site



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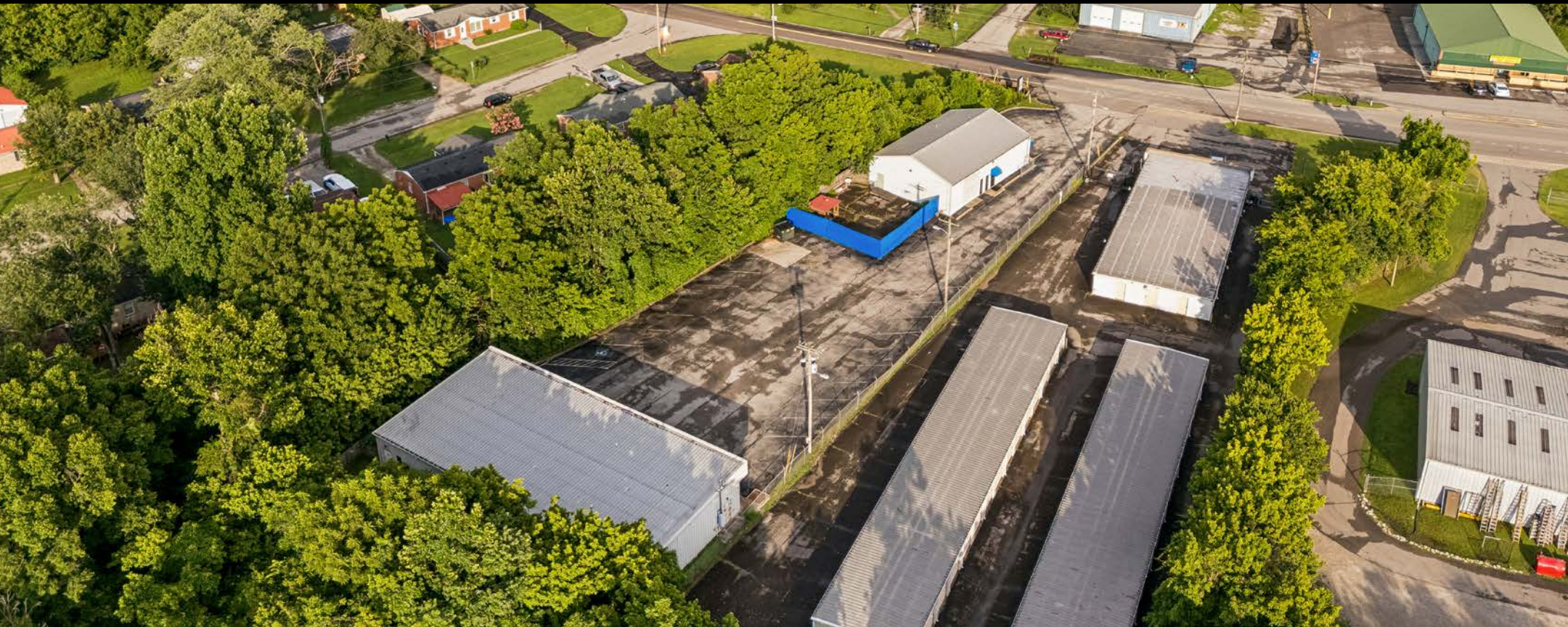
LOCATION OVERVIEW

- 1.7 miles to Downtown Columbia
- 3.5 miles to US-412
- 6.5 miles to I-65

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