



**\$1,800,000**

**2313 HIGHWAY 109 N LOT 9, LEBANON, TN,  
US, 37090**

<https://thecottagerealty.com>

COMMERCIAL POTENTIAL\*215' road frontage\*Ideal location for a residential development\*Several tracts also available along same side of 109\*Traffic count 23,000+ daily\*Less than 5 min I40\*This gorgeous updated home would make a perfect Office\*810 sqft 1 BR/1 BTH apt currently being used as a short-term rental adds income included in main level sqft-Approx \$32K income 2022 net [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 4767 sq ft



**Maggie Hargrove**

Benchmark Realty, LLC

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**Rooms**



Room type	Dimensions
Bedroom 1	18x15
Bedroom 2	14x10
Bedroom 3	15x13
Bedroom 4	12x8
Bonus Room	24x20
Dining Room	15x13
Kitchen	18x12
Living Room	19x14

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## Building Details

**ArchitecturalStyle:** Colonial

**Heating:** Central, Electric

**Exterior material:** Vinyl Siding

**Parking:** Circular Driveway

**NewConstructionYN:** No

**Basement:** Crawl Space

**Roof:** Shingle

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**Utilities:** Electricity Available, Water Available

**Features:** Ceiling Fan(s), Entry Foyer, Extra Closets, Gas, Hot Tub, In-Law Floorplan, Living Room, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air, Electric

**ExteriorFeatures:** Balcony

**Amenities:** Dishwasher, Microwave, Refrigerator

