



## MAIN ST, MADISON, MADISON

### ACTIVE

6.3 Acres of Prime B1 Commercial Land in the Town of Madison Incredible opportunity to own 6.3 acres of commercially zoned land in the heart of Madison County, offered in two parcels""5.8 acres and 0.5 acres. With direct frontage on Main Street and additional secondary access between the Rescue Squad and Madison Plumbing & Electric, this property offers excellent visibility and accessibility for a wide range of commercial uses. Zoned B1, the property is ideally suited for retail, office, service businesses, or mixed-use development. A sewer line runs through the property, streamlining infrastructure planning for future projects. The land is predominantly level, mostly cleared, and features a picturesque creek adding natural charm and potential design flexibility. A rare find with this amount of acreage and infrastructure in place ""perfect for investors, developers, or business owners ready to grow in a thriving community.

### MORE DETAILS

**Address:**  
MAIN ST  
MADISON, VA 22727

**Acreage:** 6.3 acres

**County:** Madison

**GPS Location:**  
38.387014 x -78.249273

**PRICE: \$769,000**