



FOR SALE

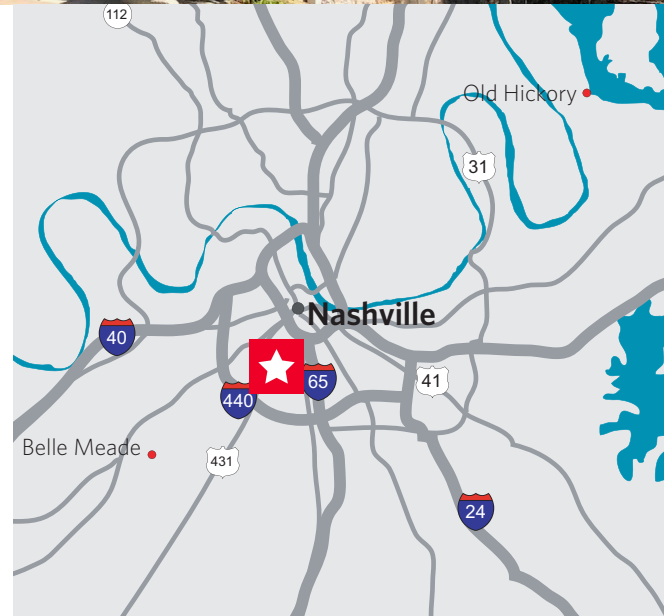
1506 17th Avenue South

Nashville, Tennessee 37212



## Property Highlights

- Sale price: \$1,350,000
- 3,594 SF stand alone office building
- Situated on a .17 acre lot
- Zoned OR20 office/residential
- Located in the historical Music Row district
- Easy access to Edgehill Village and Hillsboro Village amenities
- Dedicated parking spots available in front and surface lot in rear of building
- Suitable for a variety of property uses such as office, retail, residential or recording studio



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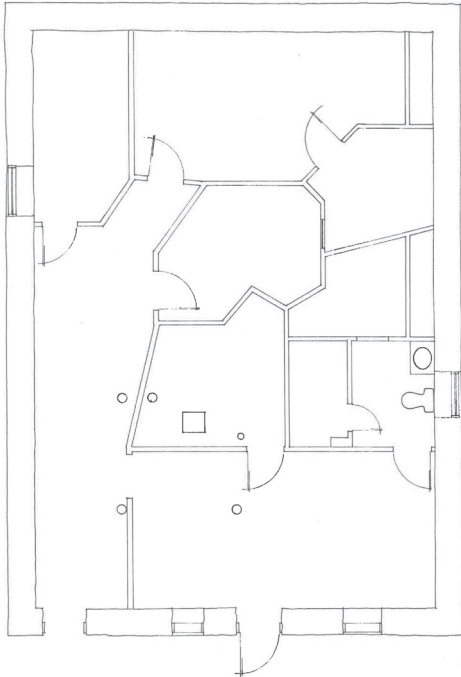
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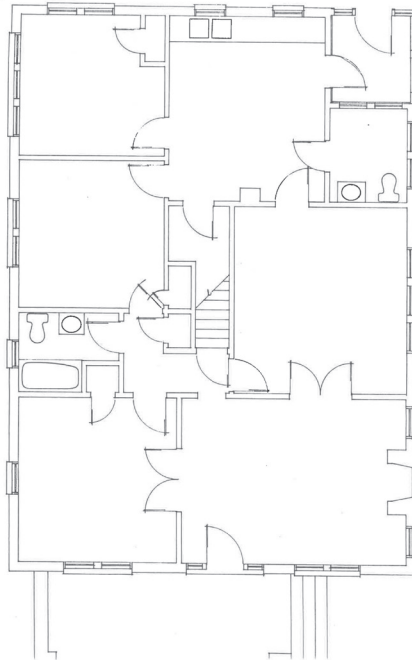
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## Floorplans

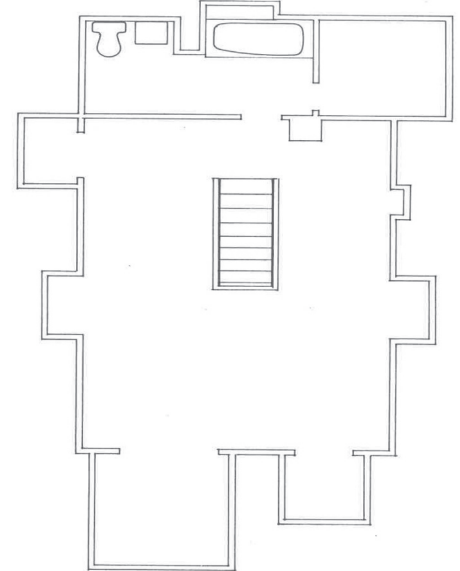
Lower Level - 1,530 SF



1st Floor - 1,470 SF



2nd Floor - 594 SF



## Ownership Scenario

Estimated Loan Terms:

Size Unit (square feet):	3,594
Purchase Price:	\$1,350,000
Loan-to-Value:	85%
Interest Rate	4.75%
Amortization	25 years
Monthly Payment	\$6,542

Net Lease Rate per SF	
Equivalent:	\$ 21.84

## Ownership Benefits

- Appreciation of real estate asset
- Principal reduction by tenant base
- Annual tax benefit - Depreciation
- Inflation hedge

