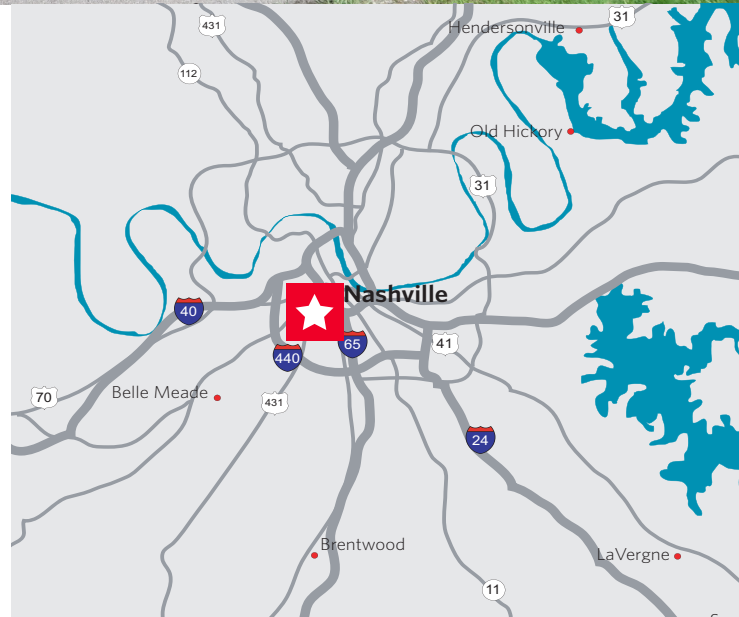




**5,006 SF Office Building on .44 Acres**  
**Sale Price: \$2,250,000**

**Property Highlights**

- Located one door off 21st Avenue South on Ashwood Avenue
- 32 dedicated parking spaces on site with additional street parking
- Current configuration is a waiting room and private office spaces
- Walking distance to Hillsboro Village, Music Row, 12 South, Vanderbilt and Belmont
- Inside the I-440 loop and within a 10 minute drive of Downtown Nashville, The Gulch, Green Hills, Berry Hill



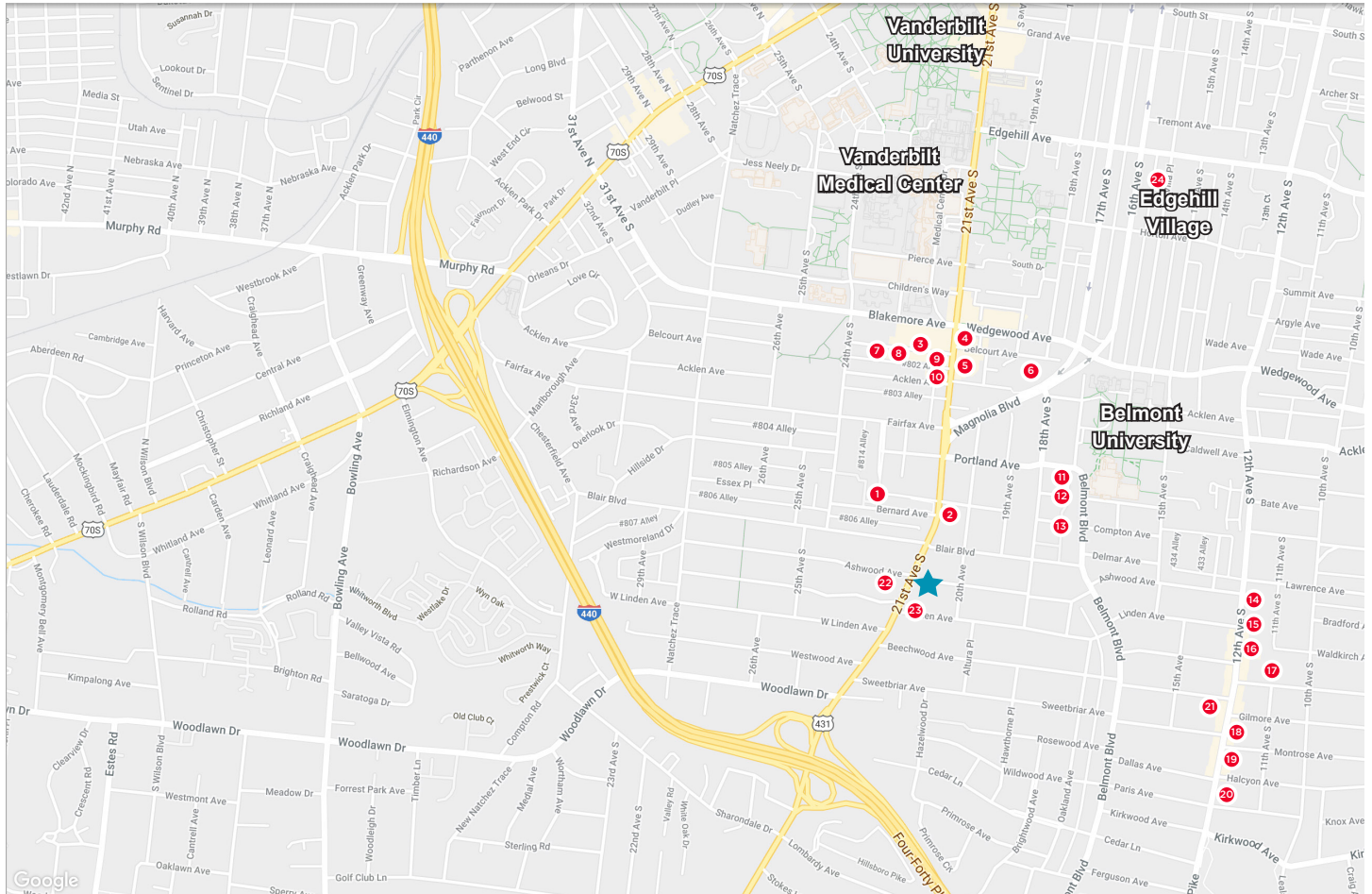
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## Nearby Amenities



- |                             |                               |                                 |
|-----------------------------|-------------------------------|---------------------------------|
| <b>1</b> Kroger             | <b>9</b> Double Dogs          | <b>17</b> Five Daughters Bakery |
| <b>2</b> J. Christopher's   | <b>10</b> Jeni's Ice Cream    | <b>18</b> Bar Taco              |
| <b>3</b> Belcourt Theatre   | <b>11</b> Bongo Java          | <b>19</b> Draper James          |
| <b>4</b> Pancake Pantry     | <b>12</b> Proper Bagel        | <b>20</b> Edley's BBQ           |
| <b>5</b> Fido               | <b>13</b> PM                  | <b>21</b> Frothy Monkey         |
| <b>6</b> Moxy Hotel         | <b>14</b> Jeni's Ice Cream    | <b>22</b> State Farm Insurance  |
| <b>7</b> Sushi 88           | <b>15</b> 12th South Tap Room | <b>23</b> First Farmers Bank    |
| <b>8</b> McDougal's Chicken | <b>16</b> Mafiaoza's          | <b>24</b> Warby Parker          |