

FOR SALE

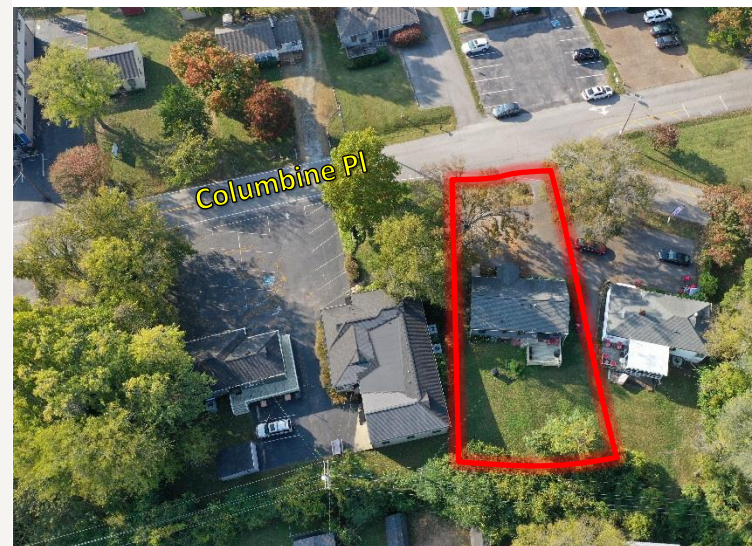
±1,025 SF Commercial Building Available
Rare Opportunity to Lease or Purchase a
Commercial Building in the Heart of Berry Hill

2812 Columbine Place, Nashville, TN 37204



HIGHLIGHTS

- ±1,025 SF Commercial Building
- Sale Price: \$695,000
- ±0.19 Acre lot
- Located in District 6 (Bransford District) of the Berry Hill zoning ordinance
 - Please see link below for approved uses:
<https://www.berryhilltn.org/DocumentCenter/View/125/Poster?bidId=>
- Located in the Heart of Berry Hill; a distinct neighborhood south of downtown known for being home to numerous historic recording studios and unique independent shops
- 4.2 miles from Downtown Nashville; 15 minutes from BNA Airport
- Convenient interstate access to I-440 / I-65
- Plethora of highly touted restaurants within walking distance



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
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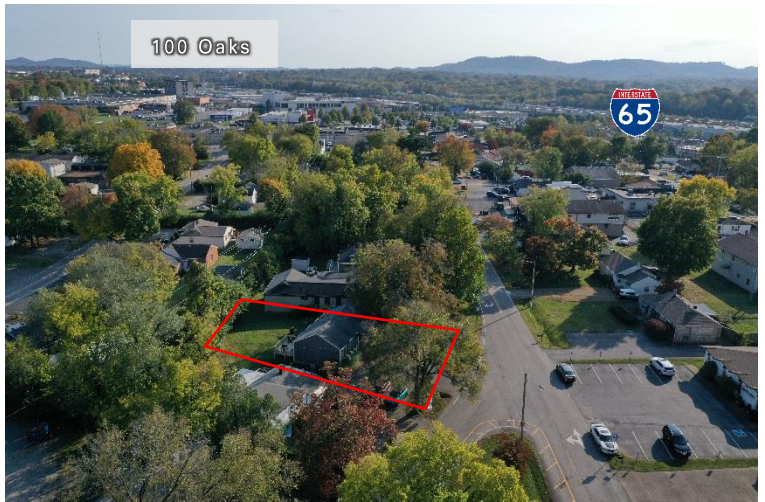
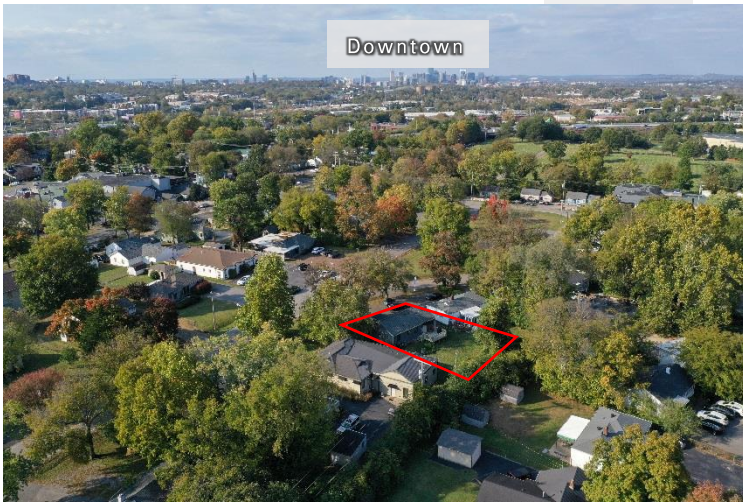
T: 615.256.3189 / F: 615.254.4026

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 Davidson County

CHARLES
 HAWKINS CO.

AERIALS



- Restaurants in the vicinity:**
- Brothers Burger Joint
 - Merengue Café
 - Monells Café
 - Sunflower Café
 - The Yellow Porch
 - Juice Bar
 - Vui's Kitchen
 - Sam N Zoe's
 - Baja Burrito
 - Hugh-Baby's
 - Smoothie King
 - Applebee's
 - Firehouse Subs
 - Calypso Café
 - Logan's Roadhouse
 - Simena
 - Sutler Saloon
 - Fenwick's 300
 - ML Rose
 - Etc.

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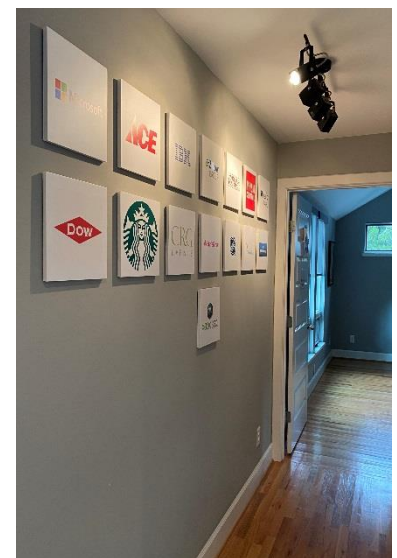
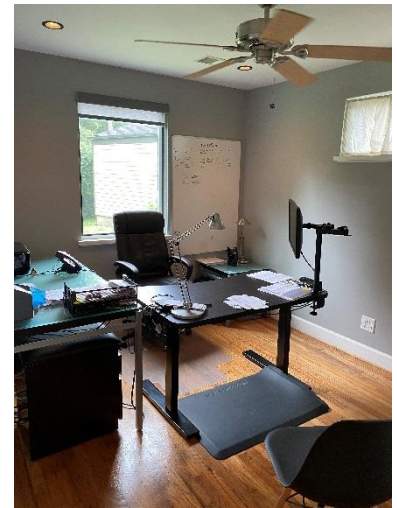
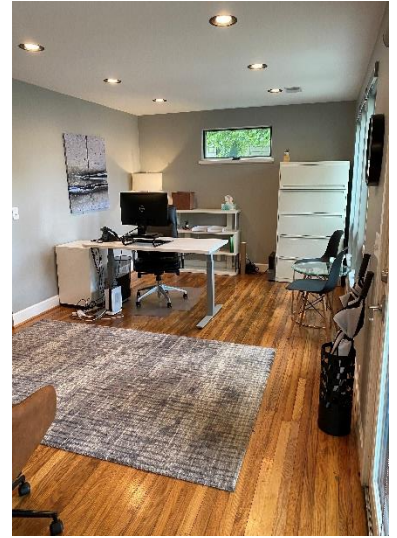
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SPECIFICATIONS / PHOTOS

- Completely renovated
- Hardwood floors
- Hybrid space can be an office or home or Short Term Rental revenue
- Two bedroom or two private offices
- Full kitchen with all appliances; dishwasher, refrigerator, stove, garbage disposal
- Full bath with shower and ½ bath
- Washer and dryer included
- Deck
- Attic Space
- Open back yard for possible expansion
- Parking for 4+ cars
- Handicap accessible
- Adjacent to 3 other properties for sale



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