

# FOR SALE

## Reduced Price

±3,315 SF Recording Studio

Rare Opportunity to Purchase a Stand-Alone Commercial Building in the Heart of Berry Hill

646 West Iris Drive, Nashville, TN 37204



## HIGHLIGHTS

- ±3,315 SF Recording Studio
- ±0.23 acres
- Includes a mixture of studio space and private offices
- **Reduced Price: \$1,180,000**
- 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
- 4.2 miles from Downtown Nashville
- Convenient interstate access to I-440 / I-65

## ROOTED IN HISTORY



646 West Iris is steeped in Music City recording history.

The building was built in the 1940's and was converted to a recording studio in the 1970's in part by legendary producer and Grammy-winning songwriter Chips Moman. Chips worked with some of the legends in the music world such as Elvis Presely and Aretha Franklin.

The studio walls of 646 West Iris have heard the music of Johnny Cash, Willie Nelson, Waylon Jennings, Kris Kristofferson, and Merle Haggard.

Legendary songs such as "Always On My Mind," "Mommias Don't Let Your Babies Grow Up To Be Cowboys," and "The Highwaymen" were recorded at 646 West Iris.

### Tee Patterson, SIOR

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Exclusively listed by:

Charles Hawkins Co.

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Nashville, TN 37211

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For Sale  
±3,315 SF Available  
Recording Studio

646 West Iris Drive  
Nashville, TN 37204  
Davidson County

CHARLES  
HAWKINS CO.

# AERIAL



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