



For Sale

5,537 SF Office Building on 0.17 Acres

3-Story Office Building on Music Row

1106 17th Avenue South

Nashville, TN 37212

Ronnie Wenzler, SIOR

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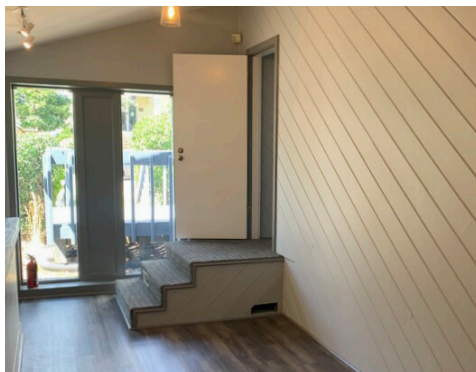
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Madison Wenzler

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PROPERTY DETAILS

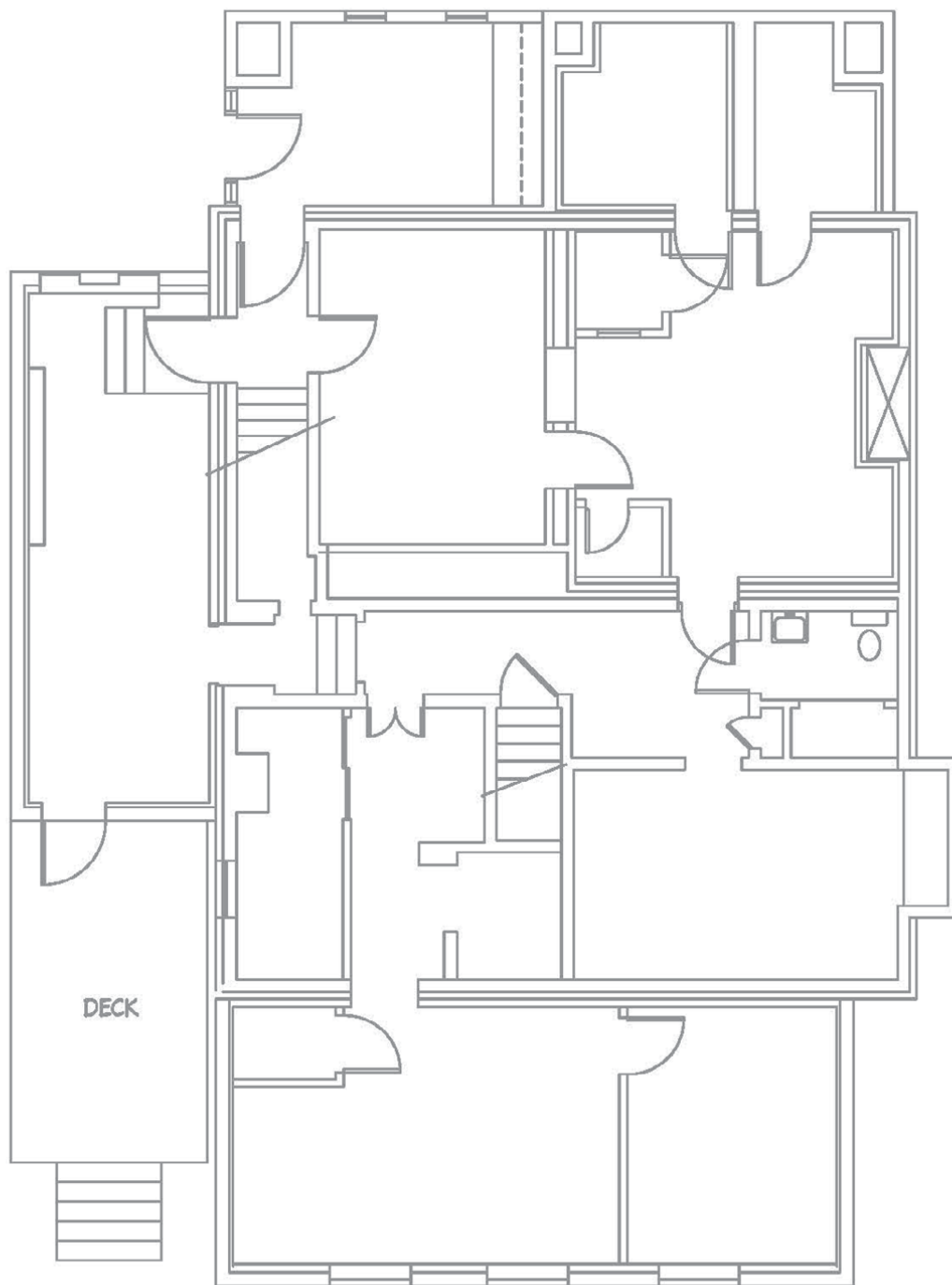
PRICE	\$2,950,000
ADDRESS:	1106 17th Avenue Nashville, TN 37212
IMPROVEMENTS:	5,537 SF
SITE SIZE	0.17 Acres
SUBMARKET:	Music Row
ZONING:	ORI

PROPERTY HIGHLIGHTS

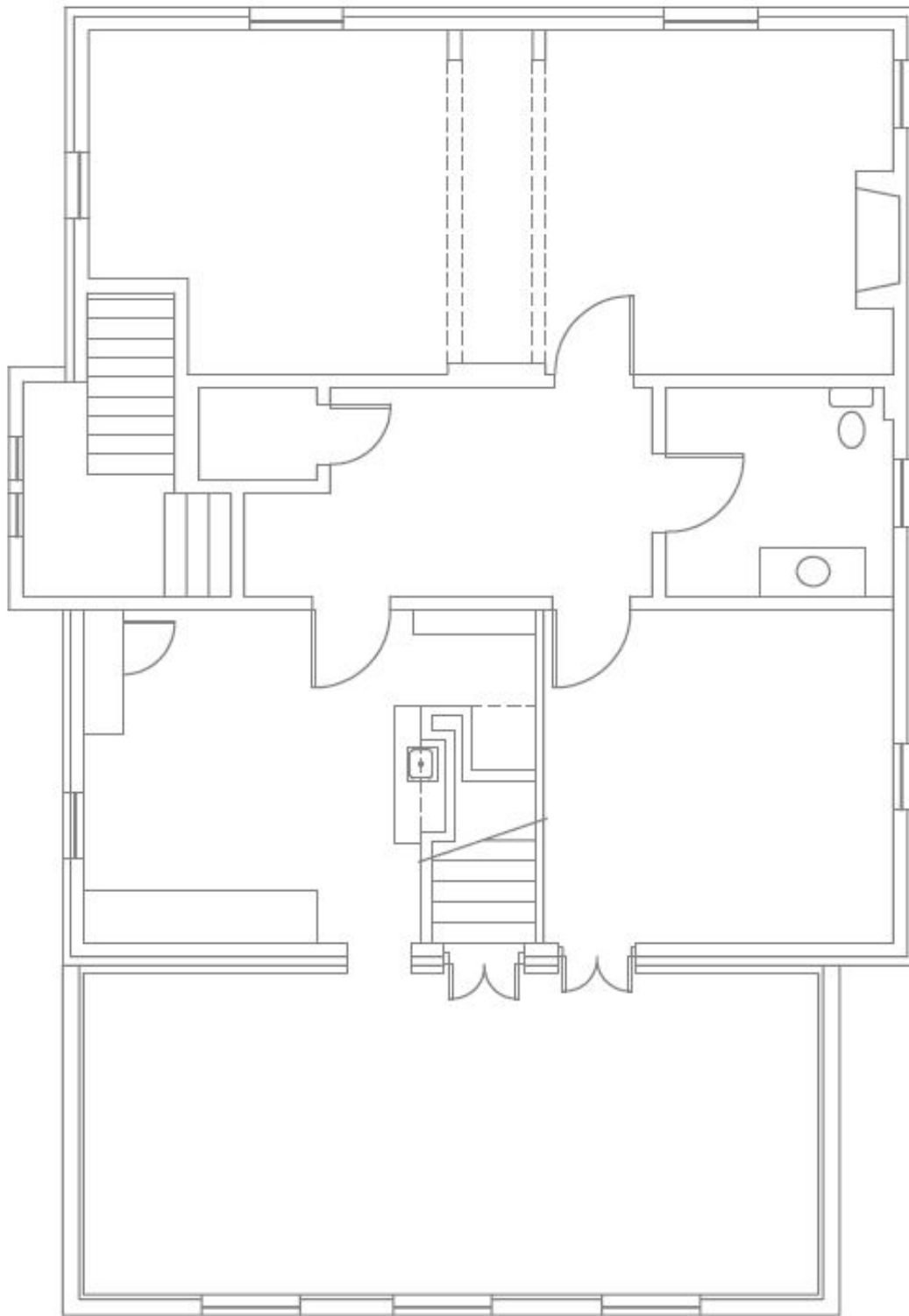
- + CENTRALLY LOCATED ON MUSIC ROW
- + AMPLE PARKING
- + THREE STORY OFFICE SPACE:
 (3) Offices on the First Level, a Large Combo Office/Conference Room on Second Level and a Large Open Office on the Third Level
- + TWO WRITING ROOMS
- + BASEMENT/LARGE STORAGE AREA
- + KITCHEN/BREAKROOM
- + UNFINISHED STUDIO



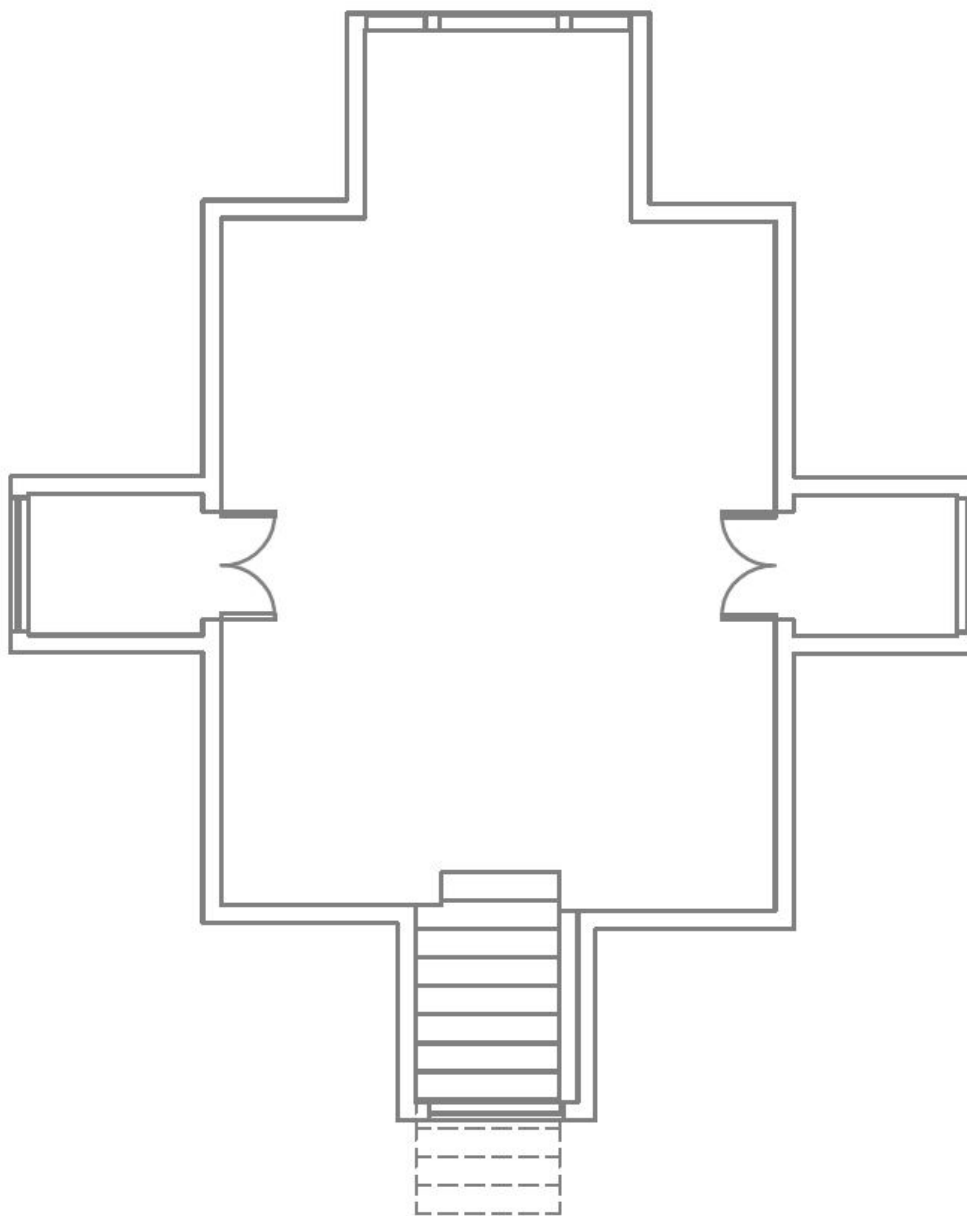
FLOOR PLANS: FIRST FLOOR

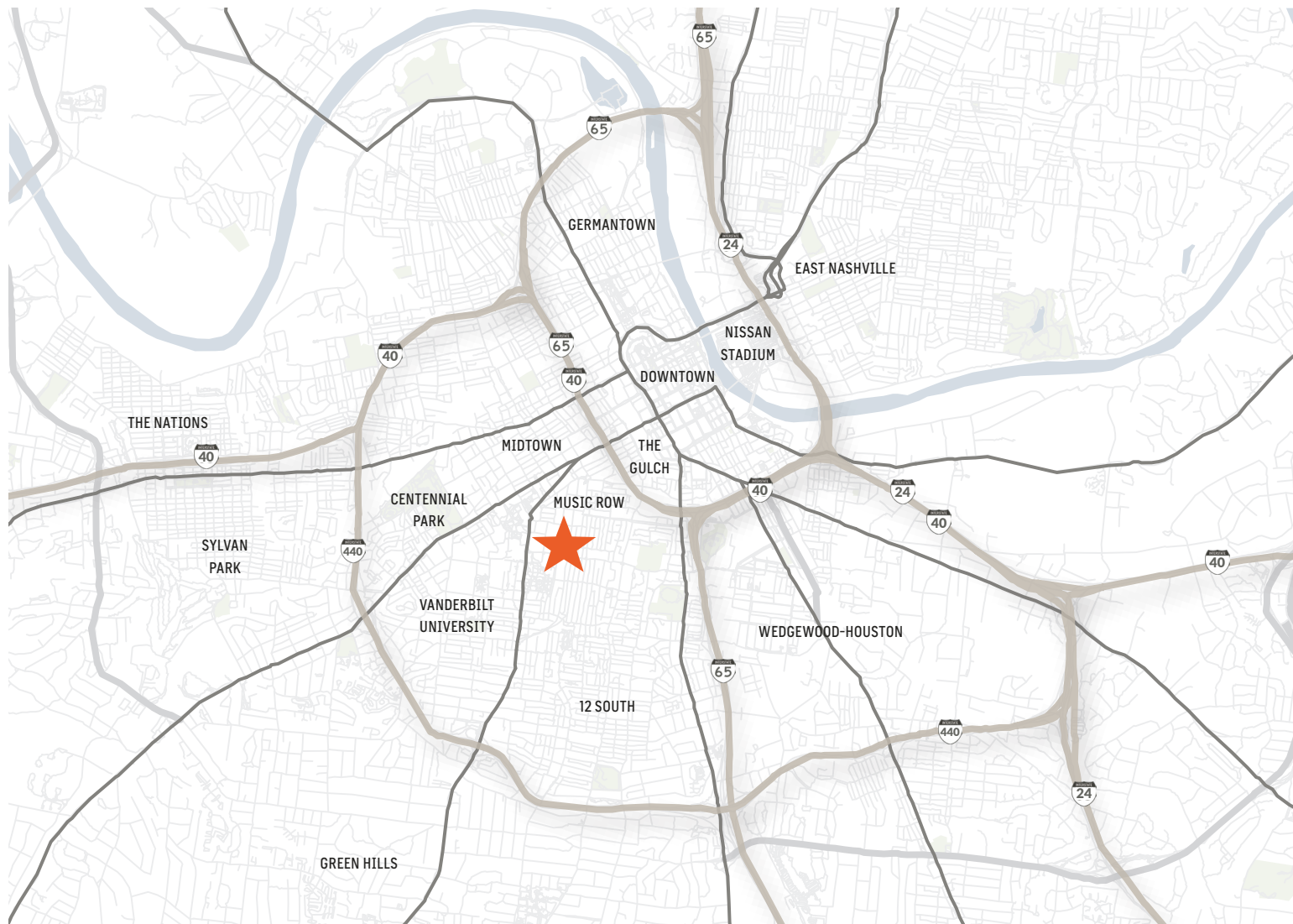


FLOOR PLANS: SECOND FLOOR



FLOOR PLANS: THIRD FLOOR





DISTANCE FROM POPULAR AREAS

- + NASHVILLE CBD: 2.0 MILES
- + THE GULCH: 1.3 MILES
- + GREEN HILLS: 3.1 MILES
- + 12 SOUTH: 1.2 MILES
- + MUSIC ROW: 0.2 MILES
- + CENTENNIAL PARK: 1.6 MILES
- + VANDERBILT: 0.5 MILES
- + NISSAN STADIUM: 3.1 MILES





For Sale
0.17 AC Site
5,537 SF Building

Office Building
1106 17th Avenue South
Nashville, TN 37212



NEARBY AMENITIES

DINING

Ainsworth
Amerigo Italian Restaurant
Barcelona Wine Bar
Bella Napoli Pizzeria
Broadway Brewhouse & Mojo
Catbird Seat, The
Chuy's
Crab Fever
Daddy's Dogs
Donatos Pizza
Esane, Thai
Five Guys
Flatiron

Giovanni Ristorante
Hattie B's Hot Chicken
Henley
Hopsmith Tavern
Jack Brown's Beer and Burger Joint
Jasper's
Jason's Deli
Kay Bob's Grill & Ale
King Siam Thai Cuisine
Los Toritos MTG
Mason's
Mellow Mushroom
Midtown Cafe

Nada
Papa John's Pizza
Perfect, Pizza
Ruth's Chris Steak House
Sadie's
San Antonio Taco Co
Sitar Indian Restaurant
Slider House, The
Stillery, The (Midtown)
Tavern
Thai Esane
Two Boots Nashville
Urban Cookhouse

FITNESS

CrossFit Music City
getFIT615

HOTELS

Home2 Suites
Hampton Inn
Hyatt House
Kimpton Aertson Hotel
Loews Vanderbilt Hotel
Virgin Hotel Nashville



CONTACT US

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