



For Sale

445 SF

Ground Floor Studio Office

Located in Midtown Just off I-440

3415 West End Avenue, Unit 101H
Nashville, Tennessee 37203

Ronnie Wenzler, SIOB

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Madison Wenzler

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For Sale
\$259,000 Asking Price
AS-IS Condition

Studio Office Space
 3415 West End Avenue, Unit 101H
 Nashville, Tennessee 37203

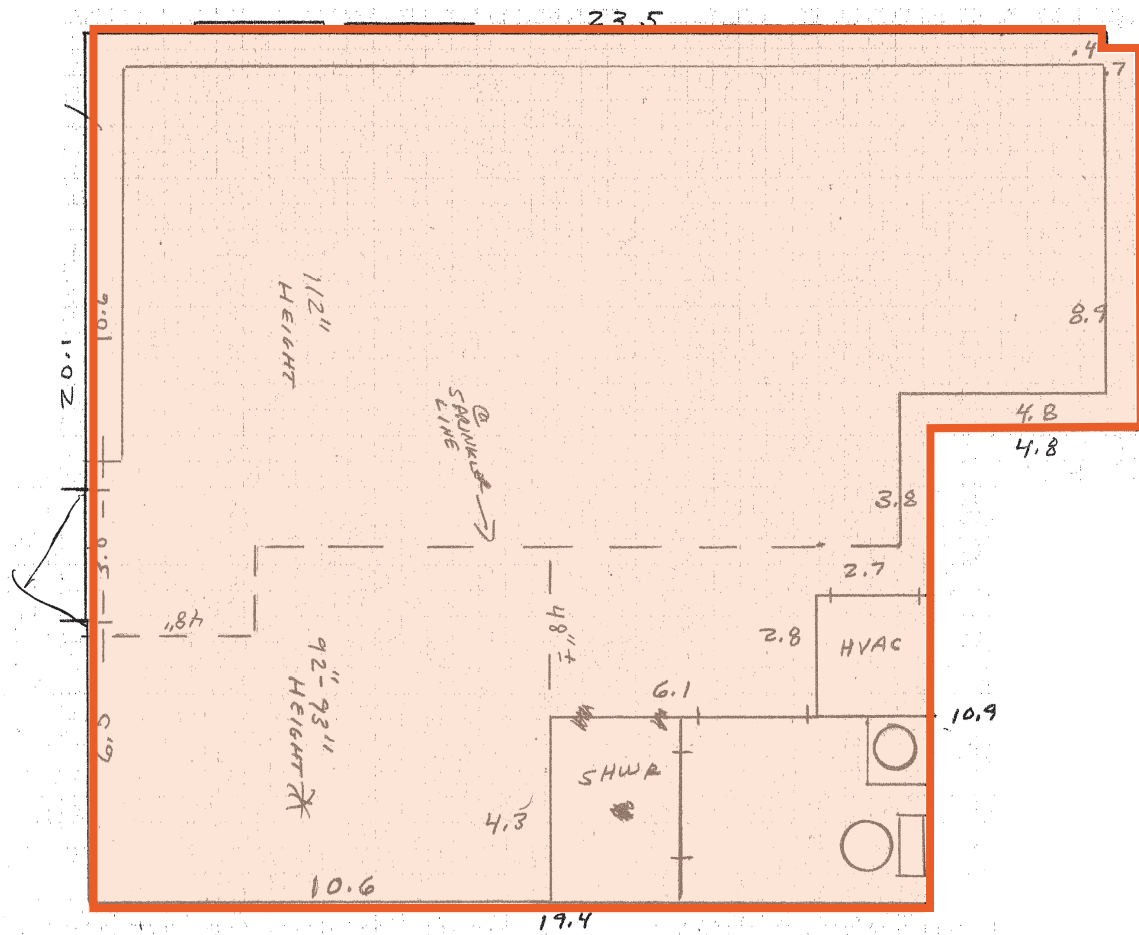


PROPERTY HIGHLIGHTS

- + 445 SF studio first floor office space available in Midtown
- + Prime location just off I-440, offering excellent accessibility
- + Previously leased as a construction office
- + Includes rough-in plumbing and a full bath
- + Ample parking including 32 unrestricted parking spaces
- + Located near Vanderbilt University, Belmont University, major hospitals, and a variety of restaurants
- + Sold in AS-IS condition

ADDRESS	3415 West End Avenue, Unit 101H Nashville, TN 37203
COUNTY	Davidson
ASKING PRICE	\$259,000
SQUARE FEET	445 SF
LOCATION	First Floor
SPACE USE	Office
DISTRICT	Midtown / West End
PARKING	32 Unrestricted Spaces

UNIT 101H



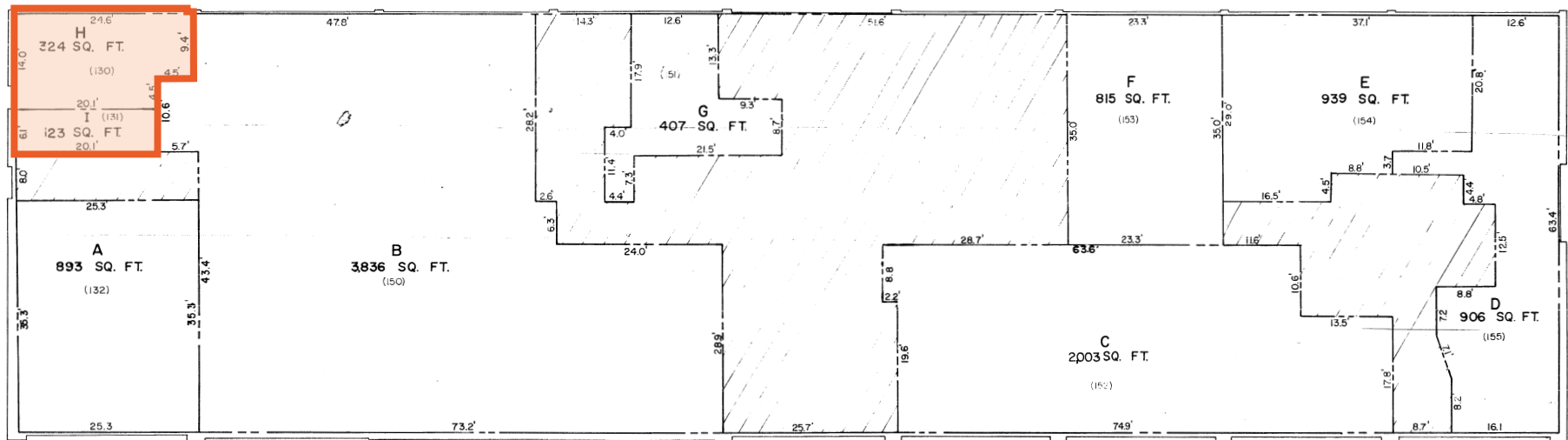


REALSITE
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FIRST FLOOR





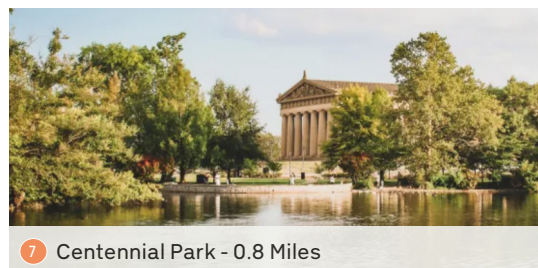
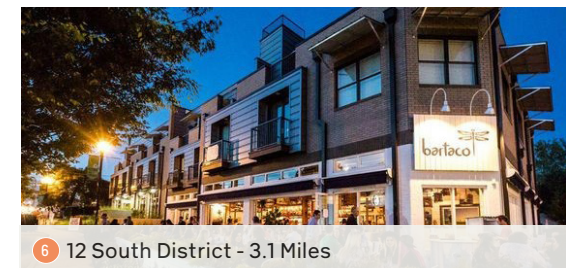
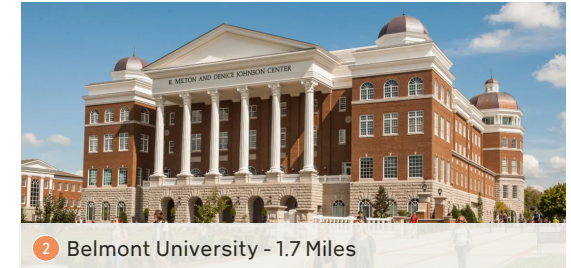
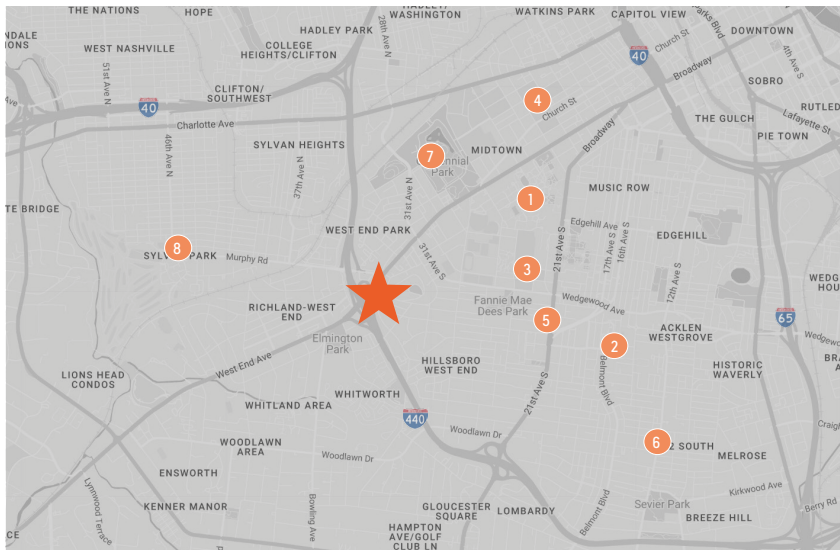
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NEARBY AMENITIES

Located at 3415 West End Avenue, Nashville, TN 37210, this prime property boasts an exceptional location just off I-440, ensuring excellent accessibility. It's in close proximity to Vanderbilt University, Belmont University, Centennial Park, several major hospitals, and a variety of restaurants, offering a perfect balance of convenience and comfort. Additionally, it is just a short distance from downtown Nashville, including popular destinations such as Ascend Amphitheater, Nissan Stadium, and the vibrant Broadway nightlife. This location seamlessly combines urban accessibility with a rich local atmosphere, making it an ideal spot for both business and leisure.



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