



For Sale

445 SF

**Ground Floor
Studio Office or Apartment**

Located in Midtown Just off I-440

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

Ronnie Wenzler, SIO

p 615.621.1100

m 615.414.8094

rwenzler@realsitecommercial.com

Madison Wenzler

p 615.621.1097

m 615.390.7941

mwenzler@realsitecommercial.com

For Sale
\$248,000 Asking Price
AS-IS Condition

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



PROPERTY HIGHLIGHTS

- + 445 SF first floor studio office or apartment 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	\$248,000
SQUARE FEET	445 SF
LOCATION	First Floor
SPACE USE	Office or Apartment
DISTRICT	Midtown / West End
PARKING	32 Unrestricted Spaces

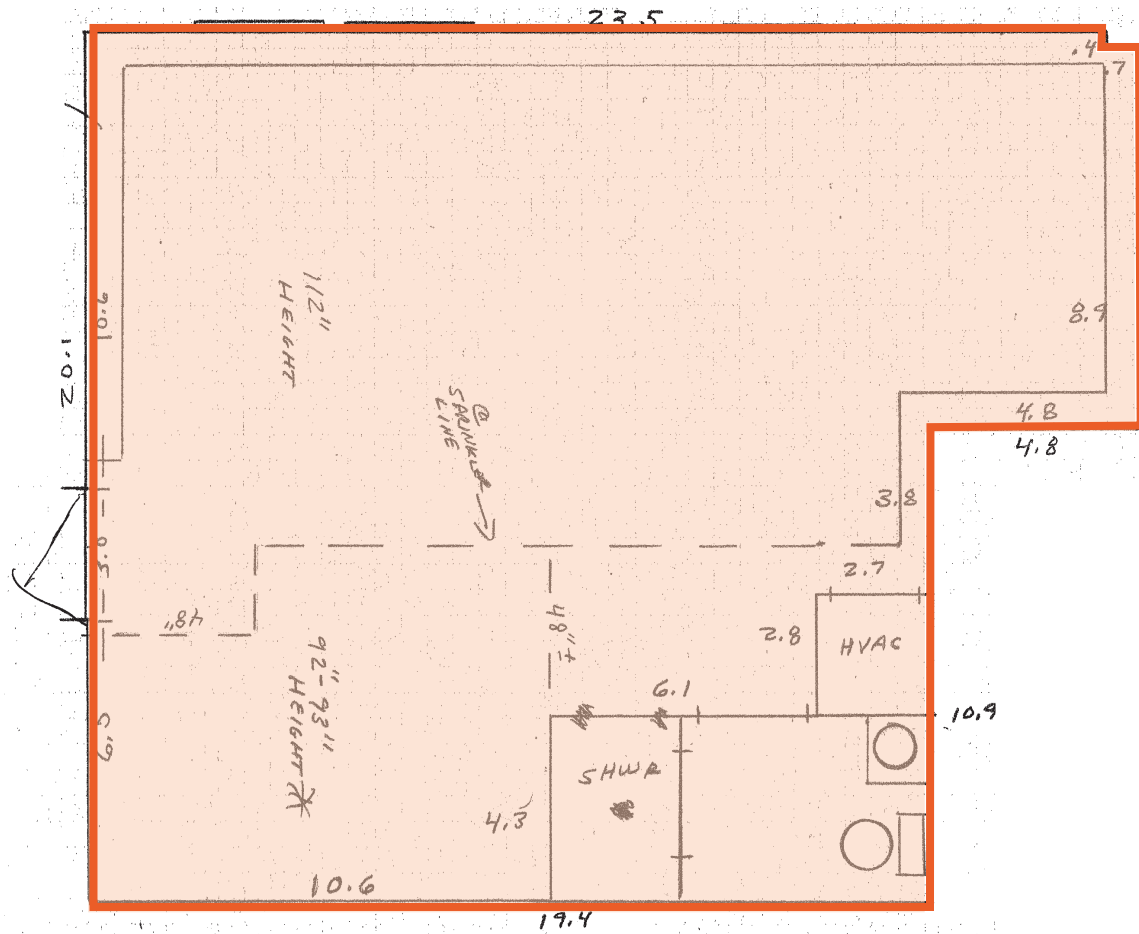


REALSITE
COMMERCIAL

For Sale
\$248,000 Asking Price
AS-IS Condition

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

UNIT 101H



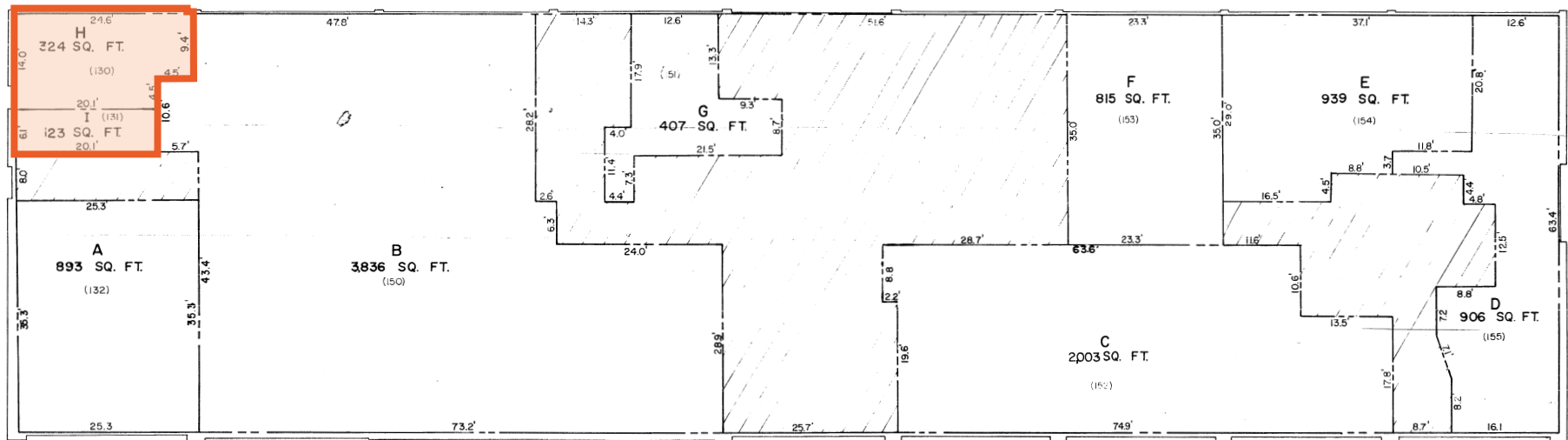


REALSITE
COMMERCIAL

For Sale
\$248,000 Asking Price
AS-IS Condition

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

FIRST FLOOR





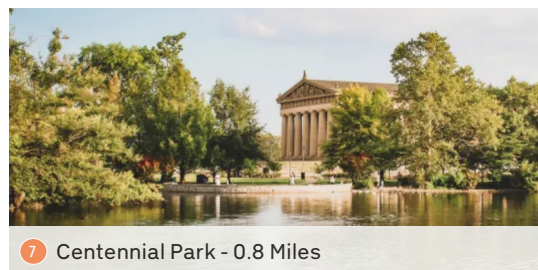
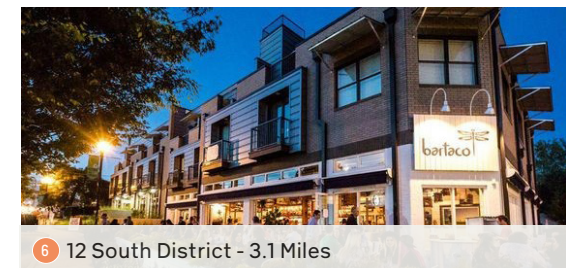
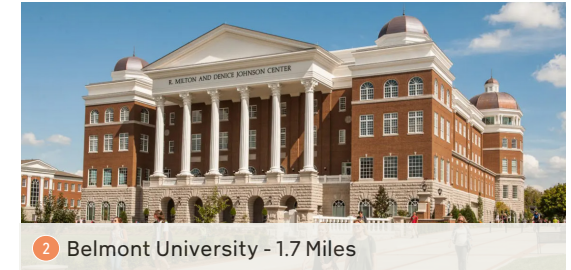
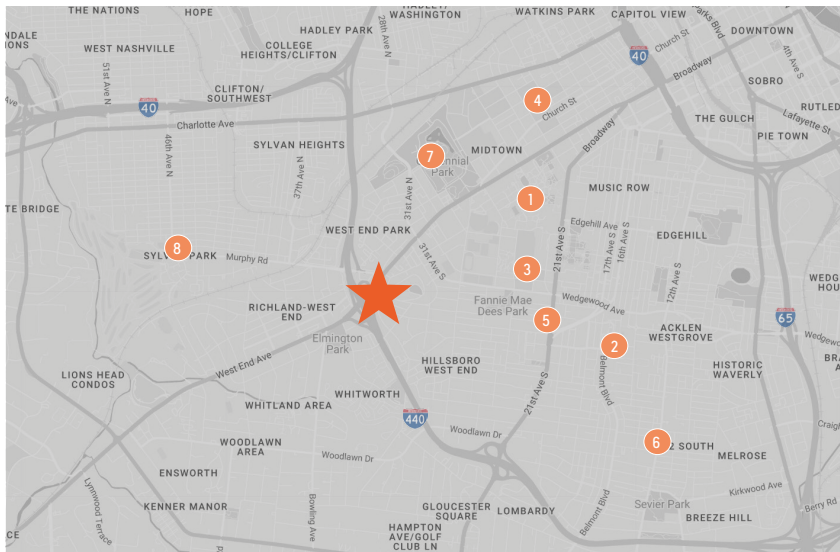
For Sale
\$248,000 Asking Price
AS-IS Condition

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



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.



For Sale
\$248,000 Asking Price
AS-IS Condition

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





For Sale

445^{SF}

Ground Floor Studio Office or Apartment

Located in Midtown Just off I-440

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

Ronnie Wenzler, SIOR

p 615.621.1100

m 615.414.8094

rwenzler@realsitecommercial.com

Madison Wenzler

p 615.621.1097

m 615.390.7941

mwenzler@realsitecommercial.com

©2025 Realsite. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS, OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

101 WESTPARK DRIVE | STE 340 | BRENTWOOD, TN 37027

realsitecommercial.com