



For Sale

\$2,400,000

Office or Residential Opportunity

**920 19th Avenue South
Nashville, TN 37212**

Nate J. Greene, CCIM

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Investment Highlights

- 4,661 SF low-rise office building comprised of two offices with separate entrances
- Located in the heart of Music Row, Midtown and Vanderbilt at the corner of Grand Avenue next to The Upper Room
- Within walking distance of multiple cafes, eateries and restaurants
- Lot size 50' x 150'
- Zoned ORI (udo)
- Map and Parcel 104-04-0-059



Property Summary

Address	920 19th Avenue South Nashville, TN 37212
Building SF	4,661 (tax records)
Price	\$2,400,000
Stories	2
Parcel ID	104-04-0-059
Lot Dimensions	50' x 150'





Unit 902B

- 2 floors
- 1,700 SF of living space
- Ample private parking
- High efficiency central heat & air



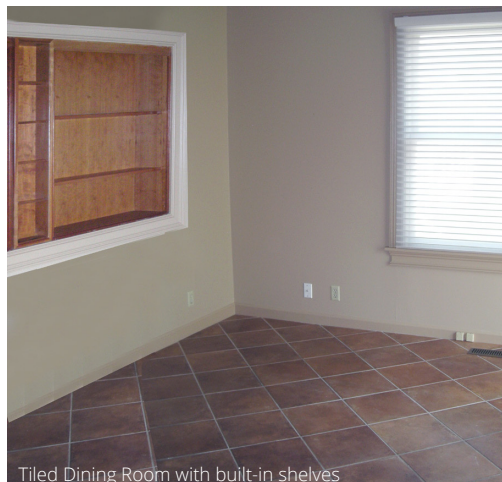
- Kitchen includes stainless steel appliances, custom cabinetry, and tile floor
- Dining room has sliding glass door that opens to private outdoor deck and gas grill
- Master bedroom has private balcony
- Master bathroom has double vanity and jacuzzi tub
- Second bedroom includes walk-in closet and built-in shelves
- Upstairs living room



Foyer with half-bath and storage



Birdseye Maple and Walnut cabinets in Kitchen



Tiled Dining Room with built-in shelves



Deck with gas grill and built-in seating



Unit 902B

Master Bedroom with closets



Master Bedroom door to balcony



Master Bedroom balcony



Master Bathroom shower and jacuzzi tub



Master Bathroom double vanity

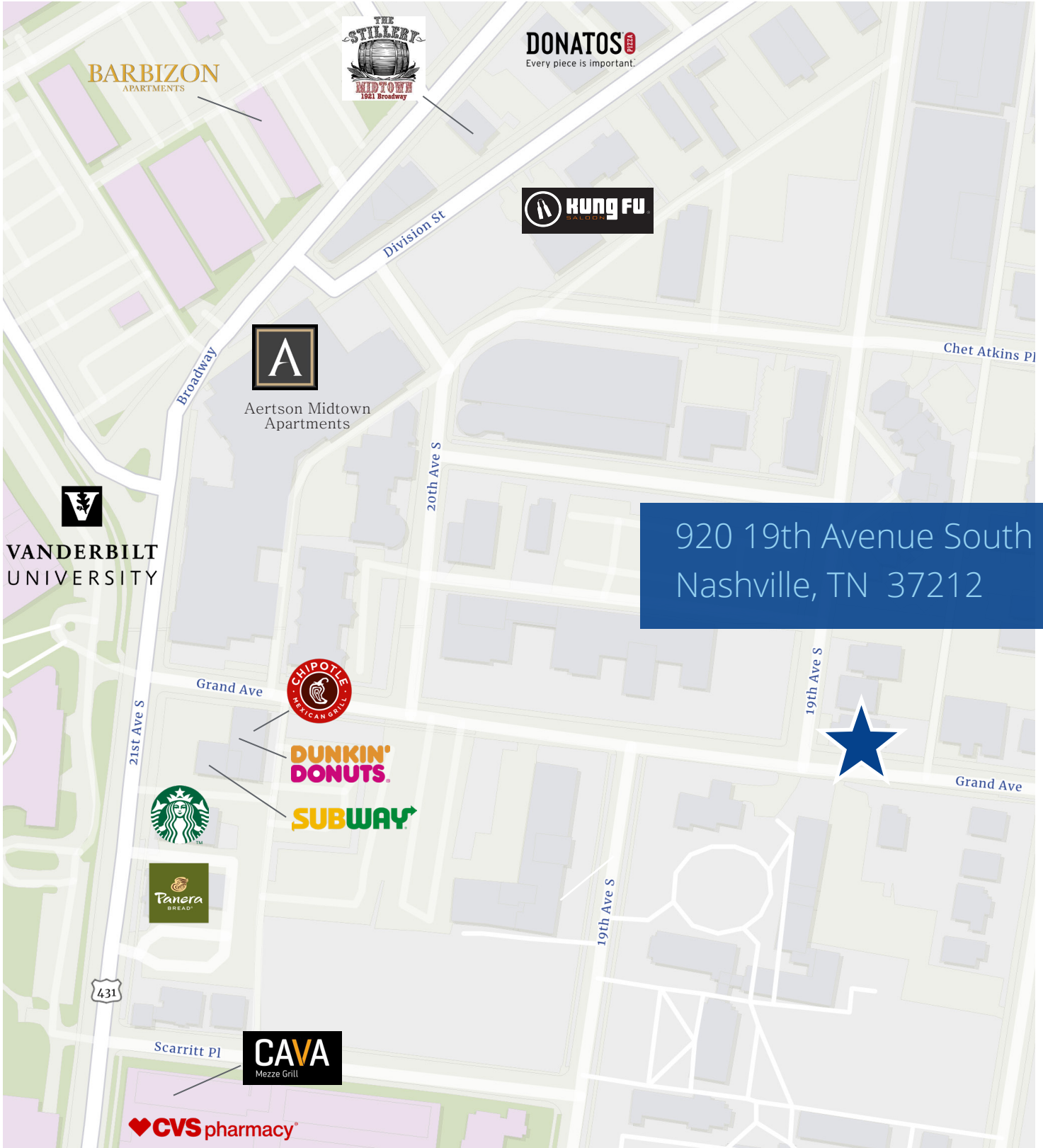


Carpeted Family Room



Second Bedroom

Location



Conveniently located within walking distance of Vanderbilt University, CVS pharmacy and a variety of restaurants and eateries.



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