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**LEGENDARY**  
**RECORDING STUDIO**  
**FOR SALE**

CUSHMAN & WAKEFIELD COMMERCIAL ADVISORS  
**ADVISORY**  
**HOT PROPERTY**



2258 YOUNG AVENUE | MEMPHIS, TN 38104

# PROPERTY HIGHLIGHTS

Young Avenue Sound is a professionally designed recording studio located in the heart of Memphis' Cooper-Young district, one of the city's most vibrant music and arts communities. Built inside a converted gymnasium and acoustically engineered by renowned studio designer Alan Stewart, the facility was developed to capture the energy of classic Memphis recordings while supporting modern digital production. Since opening in 2001, the studio has served as a creative hub for artists, producers, and engineers working across music, podcasting, and multimedia production.



*Designed by renowned UK studio architect Alan Stewart, known for his work on Abbey Road Studios where The Beatles recorded, and Electric Lady Studios in New York City commissioned by Jimi Hendrix.*

## OVERVIEW

- Over 11,000 SF with 4 Recording Spaces
- \$250K+/- HIGH END Studio Gear Included
- Transfer of Branded Historical Name & Website
- 2 Unattached Guest Houses\*
- 1 Studio Apartment\*\*
- 2,637+/- SF Living Space above Studio
- On-site parking
- Located in The Historic Cooper-Young Area

*\*Properties can be purchased collectively or individually*

**ASKING PRICE \$2,495,000**



The studio features a rare API 1604 vintage recording console, widely respected for its classic analog sound and used on countless legendary recordings. Additional standout pieces include a Neumann U47 and U67 tube microphones, a Yamaha C7 grand piano with Disklavier system, and iconic outboard gear like Teletronix LA-2A and UREI 1176 compressors, delivering the warm, professional tone heard in world-class studios.

# THE GEAR

## \$250K+/- in Professional Studio Recording Equipment Included

### RECORDING CONSOLE

- API 1604 Vintage Recording Console (1970s)

### INSTRUMENTS

- Yamaha C7 Grand Piano with Disklavier System

### AUDIO INTERFACES

- Universal Audio Apollo 8 Audio Interface
- Universal Audio Apollo 16 Audio Interface

### MICROPHONE PREAMPLIFIERS

- BAE 1073MP Dual Microphone Preamp with Power Supply
- Coil Audio CA-286 Microphone Preamplifiers (Pair)

### COMPRESSORS & DYNAMICS

- Tube-Tech CL 1B Optical Compressor
- Teletronix LA-2A Leveling Amplifiers (Pair)
- UREI 1176LN Rev H Limiting Amplifiers (Pair)
- UREI 1178 Dual Peak Limiter
- dbx 160A Compressor / Limiter

### MONITORING

- JBL 4350A Studio Monitor Speakers
- Genelec 1037C Studio Monitors with Genelec 7070A Subwoofer
- Yamaha NS-10 Studio Monitor Pair
- Grace Design m905 Monitor Controller

### MICROPHONES

- Neumann U47 Tube Microphone
- Neumann U67 Tube Microphone
- Telefunken ELA M 221 / Schoeps 221 Tube Microphone
- Royer R-121 Ribbon Microphones (Pair)
- Royer SF-12 Stereo Ribbon Microphone
- Sennheiser MD 421 Dynamic Microphones (2)
- Sennheiser e602 Kick Drum Microphone
- Shure SM57 Dynamic Microphones (5)
- Earthworks QTC Series Measurement Microphones (Pair)
- Yamaha Subkick Low-Frequency Microphone

### MONITORING & CUE SYSTEM

- Hear Technologies Hear Back Headphone Monitoring System

### STUDIO INFRASTRUCTURE

- Custom Studio Rackmount Desk with L-Shaped Outboard Rack Enclosure and Patchbay
- Acoustic GOBO Isolation Panels
- Professional Microphone Stands and Boom Arms
- Smart TVs (9 Units)
- Professional Studio Cables and Miscellaneous Audio Equipment

**Plus a variety of other audio equipment**

*All information is deemed reliable but not guaranteed. Subject to change without notice.*

# FLOOR PLAN

## THE LAYOUT 1ST FLOOR



1	Patio	5	Kitchen	9	Lobby	13	Work Room	17	Bathroom
2	Studio B Control	6	Stairs	10	Studio A Control	14	Studio C Tracking	18	Storage
3	Studio B Vocal	7	Office	11	Studio A Tracking	15	Studio C Control	19	Insulated Garage
4	Studio B Tracking	8	Full Bath	12	Storage	16	Electric	20	Private Entry

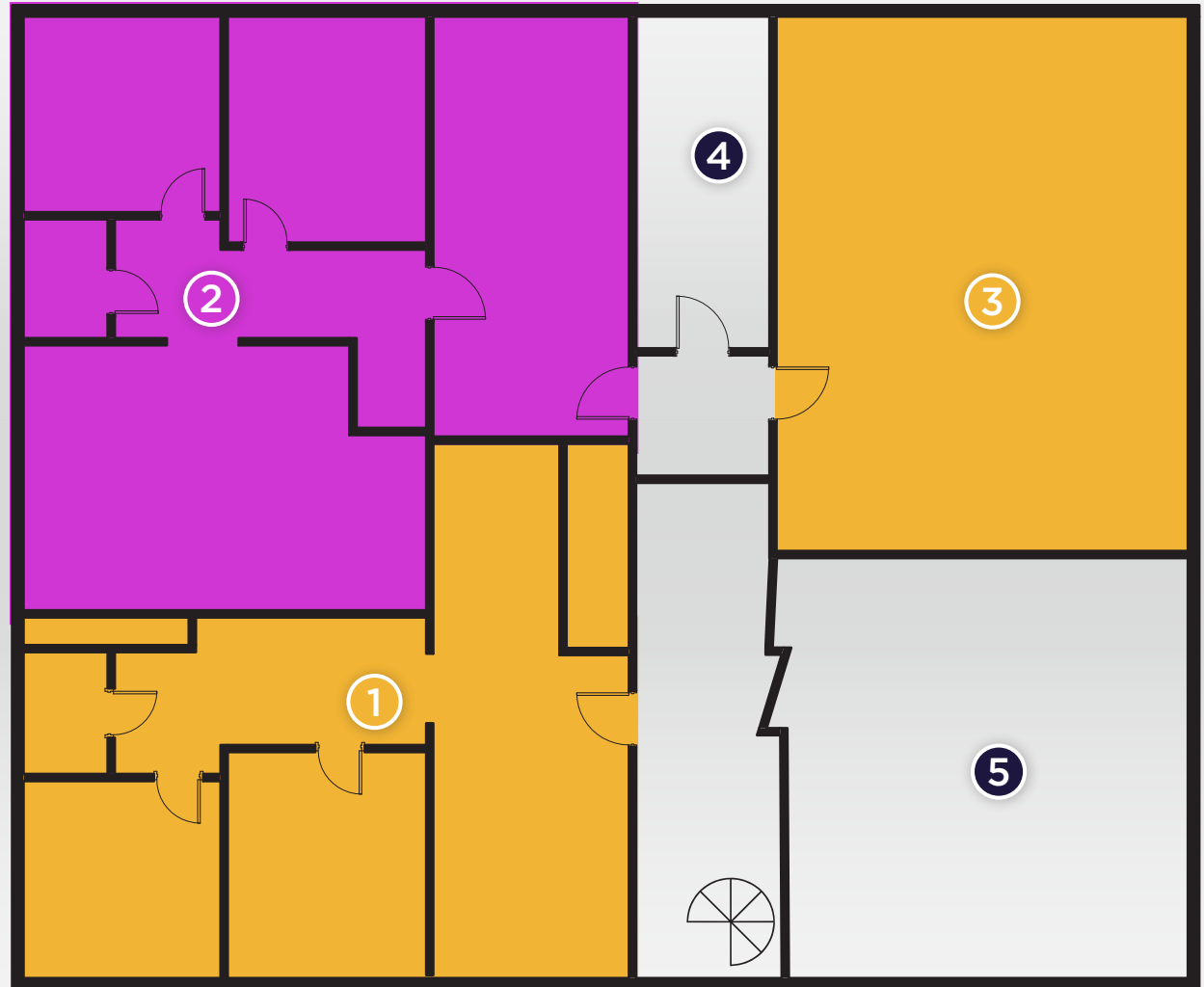


# FLOOR PLAN

1	Apartment 1 - 836 SF
2	Apartment 2 - 1,073 SF
3	Lounge - 728 SF
4	Stairs
5	Open to Below

## THE LAYOUT

### 2ND FLOOR

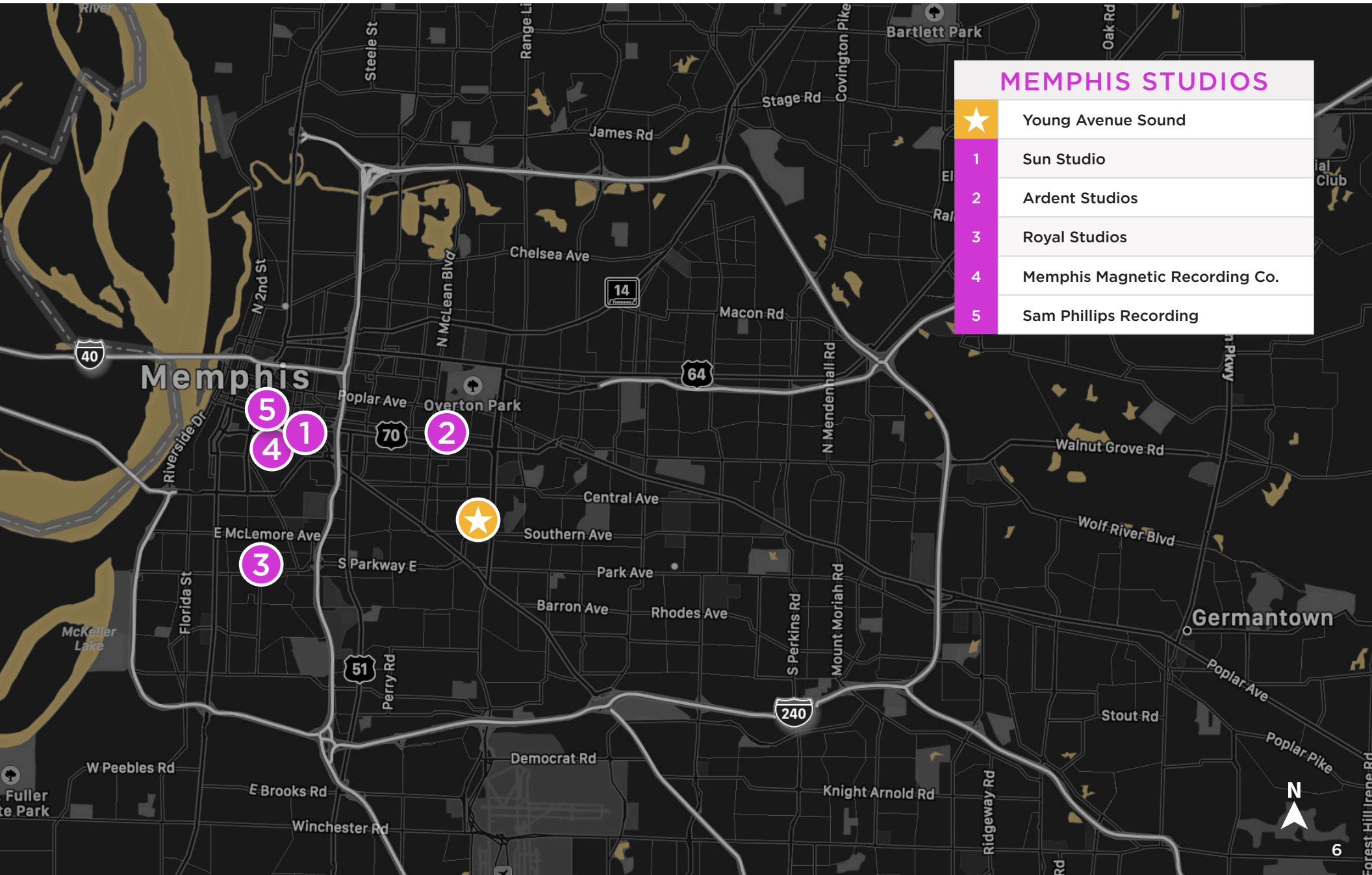


Y O U N G  
A V E N U E  
S O U N D



# TOP LEGENDARY STUDIOS

ICONIC MEMPHIS STUDIOS IN OPERATION



## MEMPHIS STUDIOS

★	Young Avenue Sound
1	Sun Studio
2	Ardent Studios
3	Royal Studios
4	Memphis Magnetic Recording Co.
5	Sam Phillips Recording



Young Avenue runs through the Cooper-Young Historic District, one of the most vibrant and culturally influential neighborhoods in Midtown Memphis. The district is centered around the intersection of Cooper Street and Young Avenue and is widely known for its music culture, arts scene, restaurants, and historic architecture.

The area blends early-20th-century homes, local businesses, live music venues, and creative spaces, making it a hub for artists, musicians, and entrepreneurs. Many of the neighborhood's buildings date back to the late 1800s and early 1900s, giving the district a distinctive character shaped by Craftsman, Colonial Revival, and other historic architectural styles that reflect Memphis' early urban growth.

Young Avenue and the surrounding Cooper-Young district have long been associated with Memphis' independent music and creative communities. The neighborhood's walkable streets, vibrant nightlife, and eclectic mix of locally owned restaurants, bars, galleries, and shops have made it one of the city's most active cultural corridors. The district is also home to the annual Cooper-Young Festival, the largest single-day festival in Memphis, which attracts thousands of visitors and highlights the area's deep connection to art, music, and local culture.



## LOCATION ADVANTAGES

- ~10-15 minutes to Downtown Memphis / Beale Street
- ~10 minutes to Memphis International Airport
- Near Overton Square, Overton Park, and the Memphis Zoo

## AREA HIGHLIGHTS

- Located in Midtown Memphis, long considered the city's cultural and artistic center
- Known for live music venues, recording spaces, and independent record labels
- Walking distance to bars, restaurants, and venues where local and touring musicians perform
- Walk Score around 88 ("Very Walkable"), far higher than most Memphis neighborhoods
- Dense mix of restaurants, galleries, coffee shops, and nightlife
- Home to the Cooper-Young Festival, Memphis' largest single-day event with over 100,000 visitors annually
- Additional events include Gonerfest, beer festivals, and art walks

# DEMOGRAPHICS

YEAR 2025	5 MINS	10 MINS	15 MINS
Population	29,492	131,503	293,598
Median Age	38.3	37.5	36.4
Avg Household Income	\$107,955	\$87,109	\$89,230
Per Capita Income	\$52,541	\$41,144	\$40,123
Total Businesses	1,223	5,219	12,988
Total Employees	14,897	56,218	126,798
Employment (White Collar)	9,737	33,307	70,623
Employment (Blue Collar)	2,764	12,245	32,264
Employment (Services)	2,398	10,663	23,911
Unemployemnt Rate	5.4%	7.8%	7.1%

source: ESRI (April 2026)

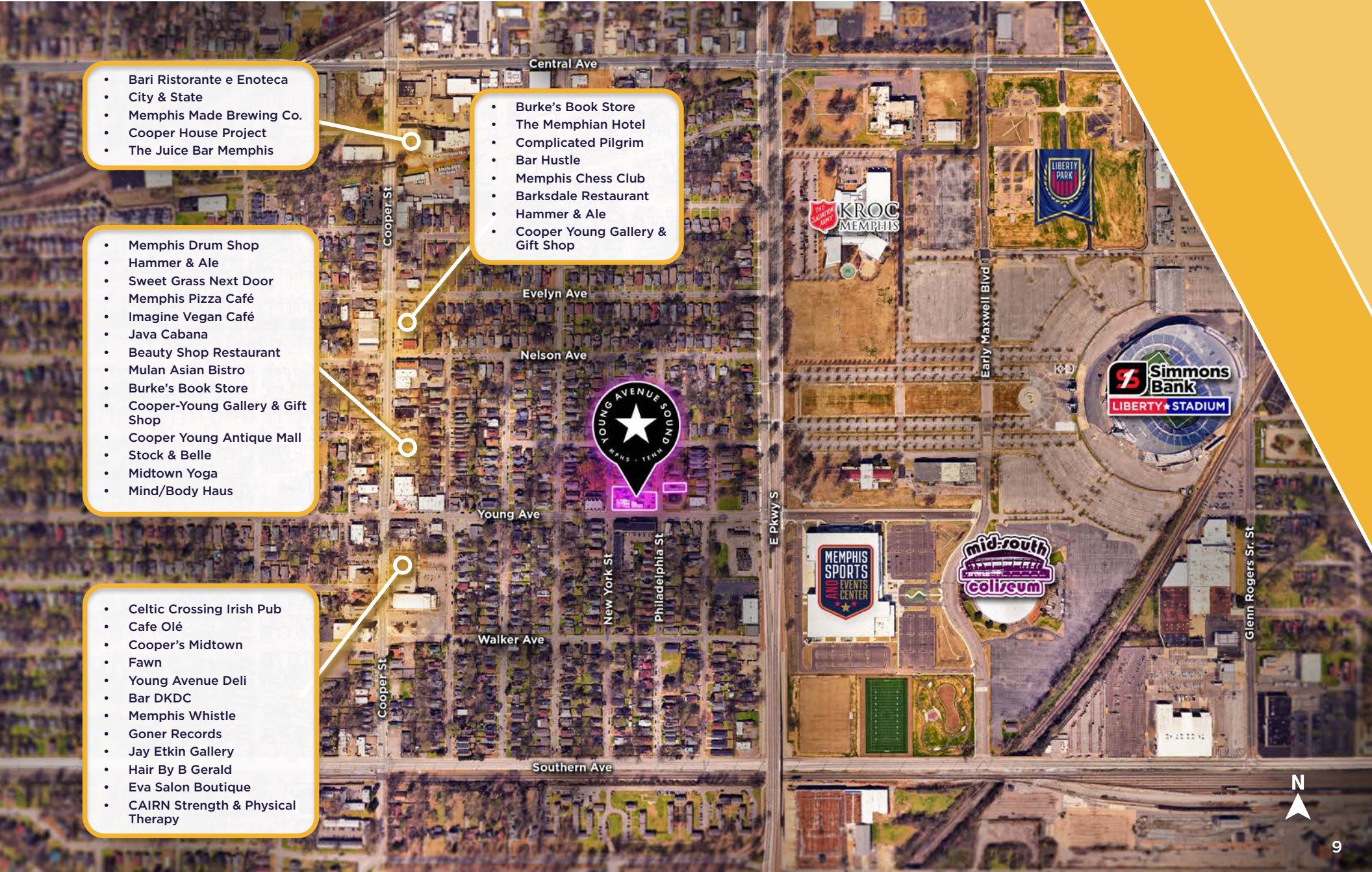
# LOCAL AMENITIES

- Bari Ristorante e Enoteca
- City & State
- Memphis Made Brewing Co.
- Cooper House Project
- The Juice Bar Memphis

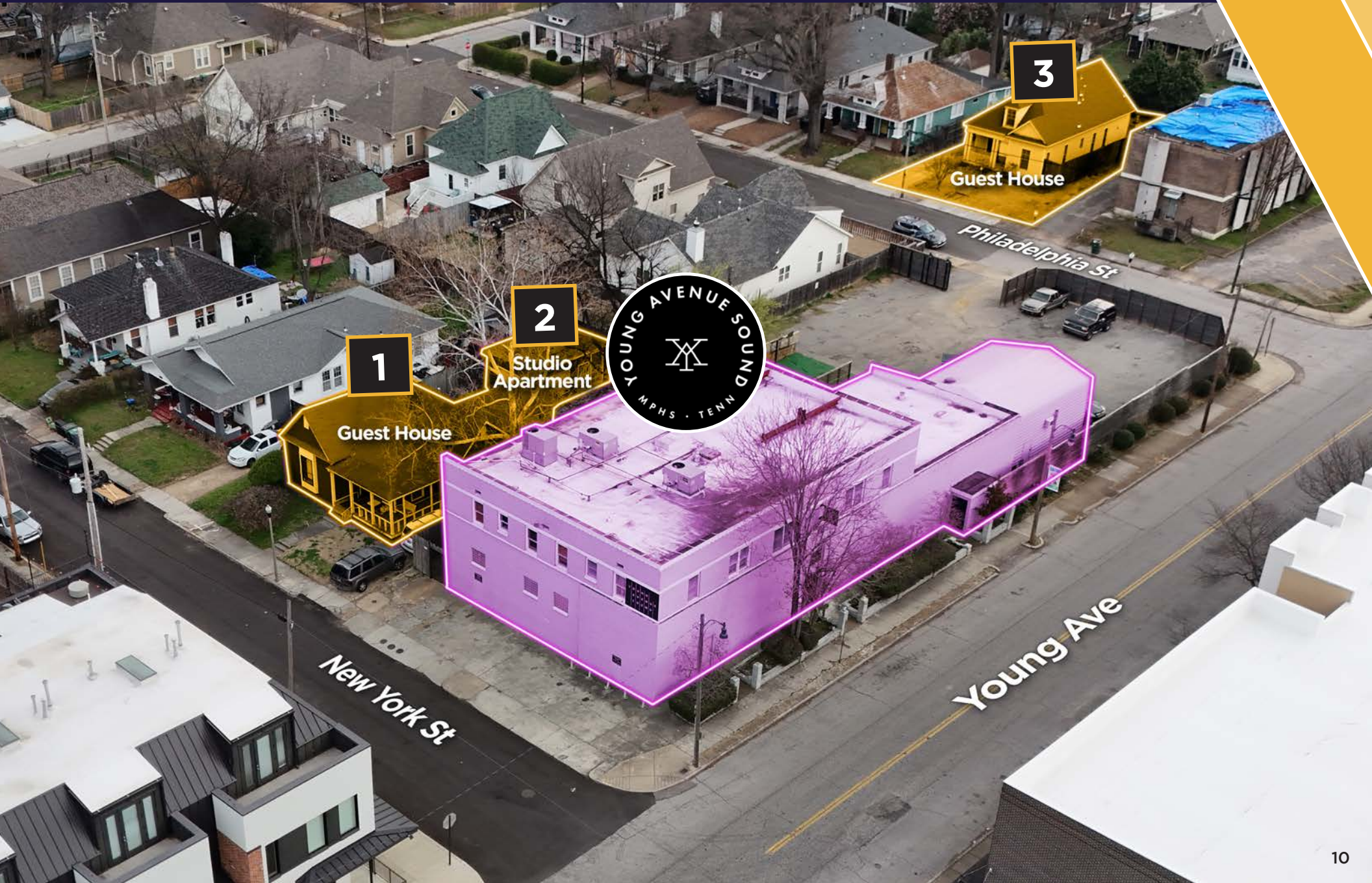
- Memphis Drum Shop
- Hammer & Ale
- Sweet Grass Next Door
- Memphis Pizza Café
- Imagine Vegan Café
- Java Cabana
- Beauty Shop Restaurant
- Mulan Asian Bistro
- Burke's Book Store
- Cooper-Young Gallery & Gift Shop
- Cooper Young Antique Mall
- Stock & Belle
- Midtown Yoga
- Mind/Body Haus

- Celtic Crossing Irish Pub
- Cafe Olé
- Cooper's Midtown
- Fawn
- Young Avenue Deli
- Bar DKDC
- Memphis Whistle
- Goner Records
- Jay Etkin Gallery
- Hair By B Gerald
- Eva Salon Boutique
- CAIRN Strength & Physical Therapy

- Burke's Book Store
- The Memphian Hotel
- Complicated Pilgrim
- Bar Hustle
- Memphis Chess Club
- Barksdale Restaurant
- Hammer & Ale
- Cooper Young Gallery & Gift Shop



# AERIAL PHOTO



1

Guest House

2

Studio Apartment

3

Guest House

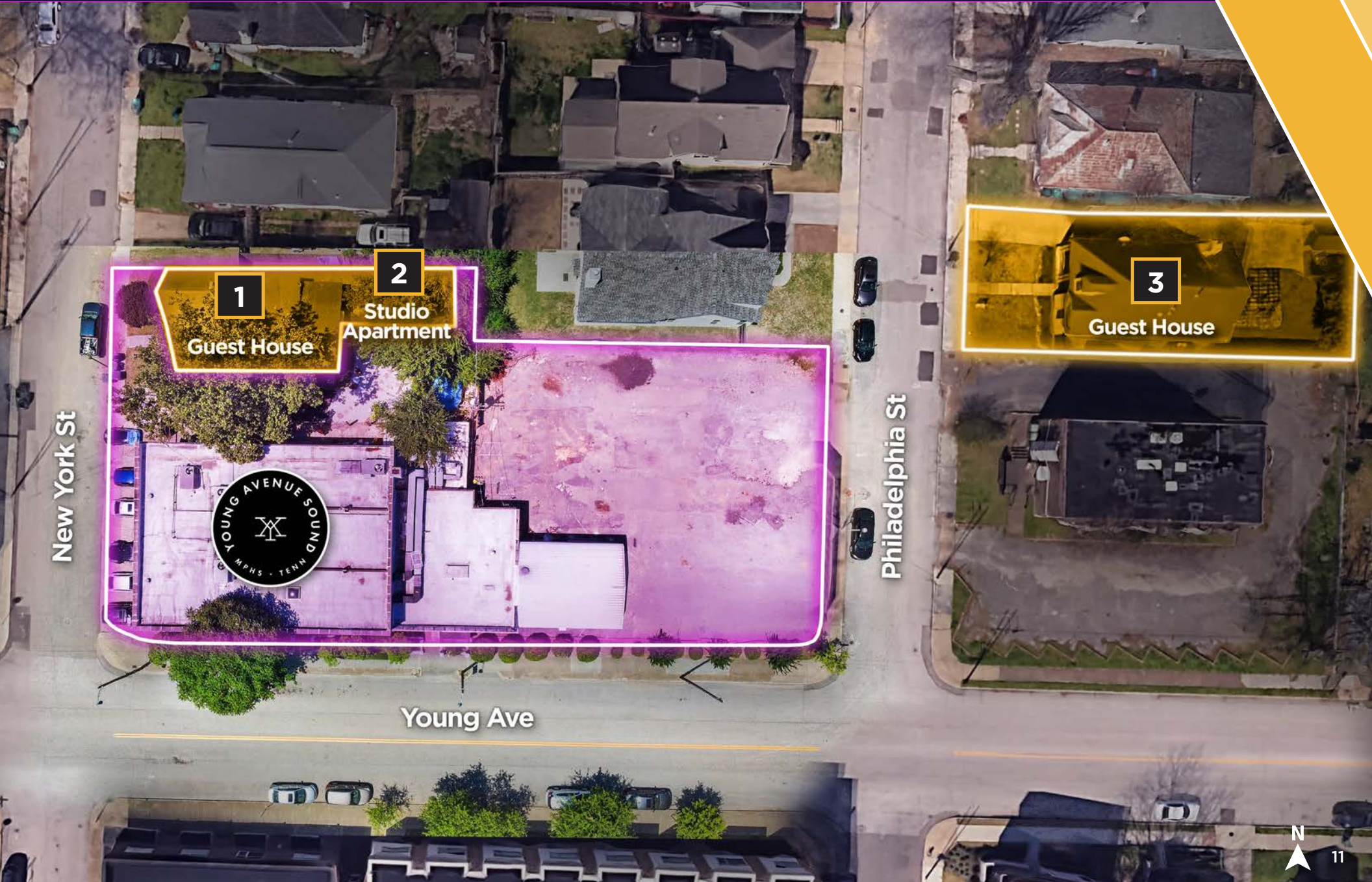


New York St

Young Ave

Philadelphia St

# SITE PLAN



1

Guest House

2

Studio  
Apartment

3

Guest House

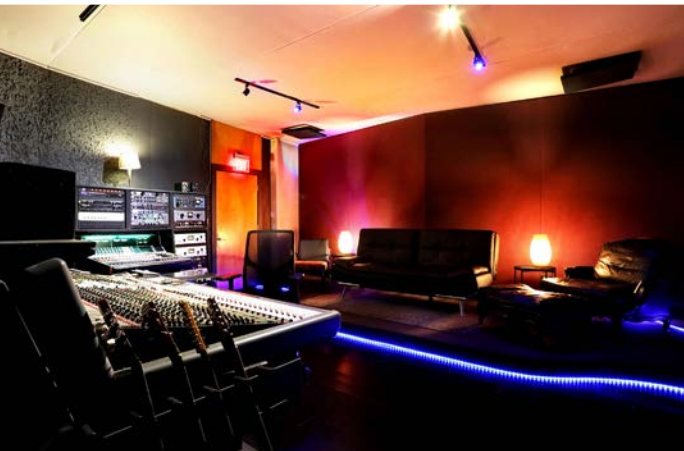
New York St

Philadelphia St

Young Ave



# STUDIO PHOTOS



# ARTISTS AND CLIENTS



## A-Z

### Clients and artists who have worked at Young Avenue Sound

#### #

2 Chainz  
42 Dugg  
8Ball & MJG

#### A

Al Kapone  
Alexis Grace  
Anthony Q

#### B

Bad Boy South  
Big 30  
Big Homiie G  
BigWalkDog  
Bic Fizzle  
Bobby Rush  
Buckwheat Zydeco  
Bun B

#### C

Cameo  
Carlos Broady  
Christone "Kingfish" Ingram  
Chris Pitts  
Chuck Leavell  
Crunchy Black  
CYC  
Cyrena Wages

#### D

David Toze

DJ Andrew Hypes  
DJ Drama  
DJ Paul  
DJ Scream  
DJ Sound  
DJ Zirk  
Don Trip  
Drumma Boy  
Duke Deuce

#### E

Eric Gales

#### F

Finesse2tymes  
Freesol  
Frayser Boy  
FTO Sett  
Future

#### G

Gangsta Boo  
Grace Askew  
Gucci Mane

#### H

Hitkidd

#### I

IME Casino

#### J

Jack Oblivian & The Sheiks

Jake Broido  
Jean Marie Horvat  
Jeezy  
Jeremy Stanfill  
Jim Dickinson  
Jombi  
Josh Cosby  
Juicy J  
Julian Cross  
Julien Baker  
Justin Timberlake

#### K

K Carbon  
Kanye West  
Kato2X  
Killer Mike  
Kinfolk Thugz  
Kingpin Skinny Pimp  
Kirk Whalum

#### L

La Chat  
Lawrence Matthews  
Levon Helm  
Lil Double O  
Lil Noid  
Lil Wyte  
Lord T & Eloise  
Lucero  
Luis Resto

#### M

Machine Gun Kelly  
Marcella Simien  
MC Mack  
Meghan Trainor  
Moneybagg Yo

#### N

NLE Choppa

#### O

OG Boo Dirty

#### P

Paul Wall  
Playa Fly  
Pooh Shiesty

#### Q

Quavo

#### R

Rabid Villain  
Reagan Strange  
Rick Ross  
Ry Cooder

#### S

Saliva  
Salo Palini  
Saving Abel  
Sexyy Red  
Slice Tee

Snootie Wild  
Star & Micey  
Steven Seagal

#### T

The Band Camino  
The Bar-Kays  
The Regiment Horns  
Three 6 Mafia  
T.I.

Tom Skeemask  
Tommy Wright III  
Travis Scott  
Trey Drizzle

#### W

Waka Flocka Flame  
Warren Haynes

#### Y

Ying Yang Twins  
Yo Gotti  
Young Dolph

# THE BUILDING SPECS

## HVAC, ROOF & ELECTRICAL

### HVAC SYSTEMS

- Total of (6) HVAC units servicing the property
- (4) 4-ton units located on the main (high) roof
- (2) 3.5-ton units located on the east lower roof

### CONDITION & AGE

- (1) unit less than 2 years old
- (2) units less than 5 years old
- (1) unit less than 7 years old
- (2) units older than 5 years - well maintained and fully operational

### MAINTENANCE

- All units in good working condition
- Routine maintenance performed, including coil cleaning and filter replacement

### ELECTRICAL

- Dual electrical system: house power + filtered technical power
- House power serves lighting, HVAC, and general outlets
- Filtered power supports studios and control rooms
- Isolation/conditioning reduces noise and interference
- Dedicated panels and grounding ensure stable performance

### ROOF

- Roof reported in excellent condition with no known leaks

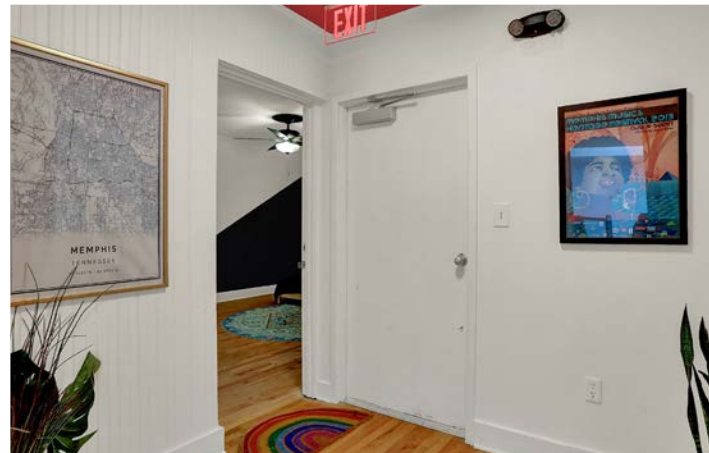


# LIVING AREA INSIDE STUDIO

## 2ND FLOOR



# LIVING AREA PHOTOS



# GUEST HOUSE

## 944 NEW YORK ST

1

944 New York St

### SPECS

- 3-4 Bed / 2 Bath Home ±1,800 SF in Cooper-Young
- Historic 1905 Construction with Character & Charm
- Tall Ceilings, Hardwood Floors & Original Details
- Primary Bedroom on Main Level with Fireplace
- Updated Kitchen with Modern Finishes
- Detached Guest House with Kitchenette & Full Bath
- Income Potential (Short-Term or Long-Term Rental Setup)
- Level Lot ±5,227 SF with Off-Street Parking
- Prime Midtown Location Near Dining, Retail & Entertainment



# STUDIO APARTMENT DETACHED LIVING SPACE

2



## SPECS

- Overall Size: 23'3" × 15'4"
- Ceiling Height: 8'4"
- Window Blinds: 3'9" each



# GUEST HOUSE

## 940 PHILADELPHIA ST

3

### 940 Philadelphia St

#### SPECS

- 3 Bed / 3 Bath Home ±2,100 SF in Cooper-Young
- Primary Suite on Main Level with Functional Layout
- Open Floor Plan with Vaulted Ceilings & Natural Light
- Hardwood Floors & Fireplace in Main Living Area
- Victorian-Inspired Architecture with Modern Updates
- Private Fenced Yard on Landscaped Lot
- Built in 2005 with Low-Maintenance Construction
- Level Lot with Off-Street Driveway Parking
- Prime Midtown Location Near Dining, Retail & Entertainment



info from zillow.com

# THE SPECS

*\*Properties can be purchased collectively or individually*

2258 YOUNG AVE	
Parcel ID	029018 00006C
Property Address	2258 YOUNG AVE
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00709K58
Tax Map Page	139M
Land Square Footage	18700
Acres	0.429
Lot Dimensions	220 X 97.5 IRR
Subdivision Name	MT ARLINGTON BLK P
Subdivision Lot Number	26-32
Plat Book and Page	002-116
Number of Improvements	1
Owner Name	2258 YOUNG LLC
Owner Mailing Address	2258 YOUNG AVE
Owner City/State/Zip	MEMPHIS TN 38104-5753

944 NEW YORK ST*	
Parcel ID	029018 00008
Property Address	944 NEW YORK ST
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00709K02
Tax Map Page	139M
Land Square Footage	5489
Acres	0.126
Lot Dimensions	50 X 110
Subdivision Name	MT ARLINGTON S/D BLK P
Subdivision Lot Number	33-34
Plat Book and Page	2-116
Number of Improvements	1
Owner Name	2258 YOUNG LLC
Owner Mailing Address	2258 YOUNG AVE
Owner City/State/Zip	MEMPHIS TN 38104-5753

940 PHILADELPHIA ST*	
Parcel ID	029021 00008
Property Address	940 Philadelphia St
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00709K02
Tax Map Page	139M
Land Square Footage	5401
Acres	0.124
Lot Dimensions	45 X 120
Subdivision Name	MT ARLINGTON BLK O
Subdivision Lot Number	44 & PT
Plat Book and Page	UNKNOWN
Number of Improvements	1
Owner Name	2258 YOUNG LLC
Owner Mailing Address	2258 YOUNG AVE
Owner City/State/Zip	MEMPHIS TN 38104-5753

*source: assessormelvinburgess.com*

## ASKING PRICE \$2,495,000



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**CONTACT:**

**Dave Curran, SIOR, CCIM**  
Senior Vice President  
+1 901 273 2358  
dcurran@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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