

**FOR SALE:
DEVELOPMENT
OPPORTUNITY**



3524 WEST END AVE

HAVENS
COMMERCIAL



1440

WEST END

SITE

3524 WEST END AVE

HAVENS
COMMERCIAL



3524 West End Ave

NASHVILLE, TN

Property Details

Price: \$1,650,000

Address: 3524 West End Ave
Nashville, TN 37205

Square Feet: 2,587 SF

Site Size: 0.21 Acres

Lot Dimensions: 50 x 100

Submarket: West End

Zoning: RM 40

Property Highlights

- Prime West End re-development opportunity
- 2,587 SF existing duplex occupied on month to month lease
- Outstanding redevelopment opportunity
- Across from Elmington Park





LOCATION ADVANTAGE

The property is conveniently located



DISTANCE FROM POPULAR AREAS



3.1 mi
NASHVILLE CBD



300 ft
440



.9 mi
MONTGOMERY
BELL ACADEMY



1.1 mi
ST. THOMAS
HOSPITAL WEST



1.5 mi
BELLE MEADE
VILLAGE



1.1 mi
CENTENNIAL PARK



3.5 mi
I-65



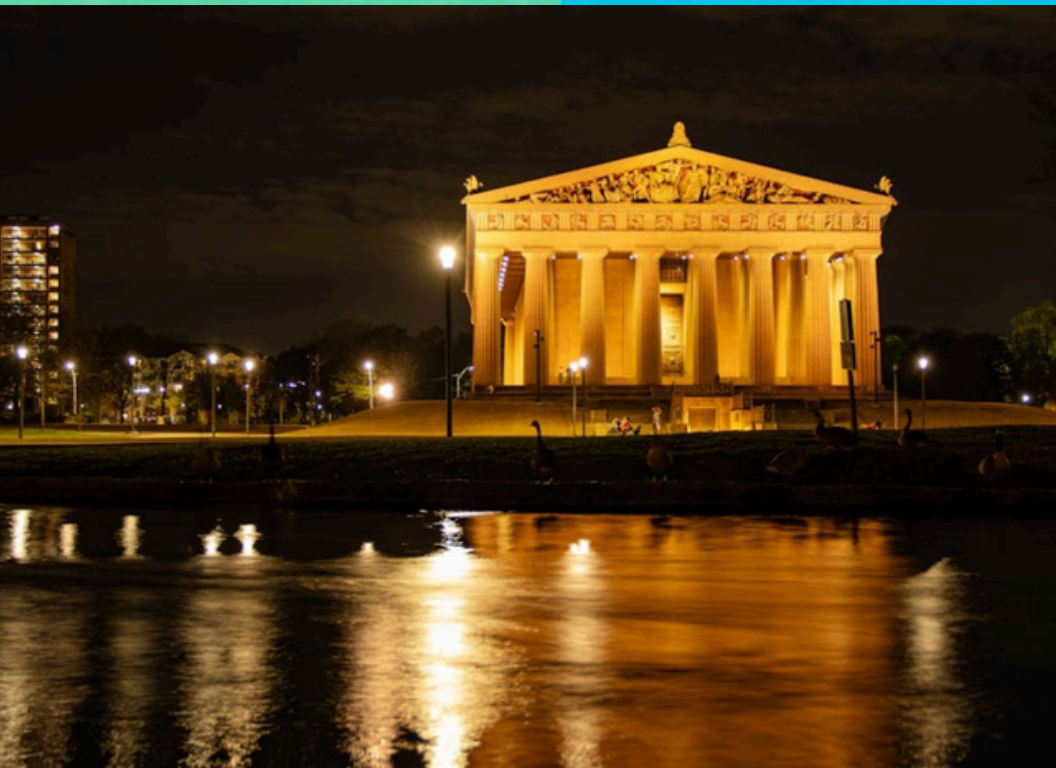
11.5 mi
BNA

THE NEIGHBORHOOD

WEST END



Nashville



The West End area is a vibrant and highly desirable neighborhood located just 3 miles southwest of downtown Nashville. As a primary corridor, it seamlessly blends residential, commercial, and recreational spaces, offering a convenient and dynamic lifestyle. The area is known for its proximity to Centennial Park, one of Nashville's premier green spaces, featuring walking trails, a lake, and the iconic Parthenon replica. West End is also home to Vanderbilt University, which brings a rich cultural and academic presence to the neighborhood.

The area offers easy access to Belle Meade, a historic and upscale community, as well as major interstates like I-440 and I-40, making it ideal for commuting. With a variety of dining, shopping, and entertainment options along West End Avenue, residents enjoy both the vibrancy of city living and the tranquility of tree-lined streets and nearby parks.



FOR MORE INFORMATION, CONTACT:

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