



214 3rd Avenue North NASHVILLE, TN

OFFERING MEMORANDUM

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WOODMONT
REALTY

COMMERCIAL DIVISION

PRICE: \$8,875,000

Investment Contacts

Kadie Black

Commercial Associate

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Ginger Holmes

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Executive Summary

Berkshire Hathaway, Woodmont Realty is pleased to exclusively offer the opportunity to acquire 214 3rd Avenue North, a fully renovated, turnkey short-term rental asset located in the heart of downtown Nashville, Tennessee.

Positioned in one of the most dynamic and high-demand submarkets in the Southeast, the property consists of approximately 11,740 square feet across four levels and includes five fully furnished and operational short-term rental units. The building underwent a comprehensive renovation in 2010, blending historic architectural elements with modern interiors and amenities.

This offering presents a rare opportunity to acquire a cash-flowing asset in one of the nation's top-performing hospitality and real estate markets.

Full financials and operating data available upon request.

Property Overview

INVESTMENT HIGHLIGHTS

Situated just steps from Printers Alley, Broadway, Nissan Stadium, and other key downtown attractions

Professionally managed short-term rental units with consistent historical performance

High quality renovation in turnkey condition; major capital improvements completed in 2010

The property features a desirable mix of one and two-bedroom lofts, as well as a signature penthouse unit with private rooftop deck—ideal for premium pricing and longer stays.

Rare opportunity to acquire a stabilized short-term rental property in a supply-constrained urban core

BUILDING DETAILS

SIZE	±11,740 SF
LOT SIZE	22 x 107
YEAR BUILT	1900
RENOVATED	2010
CONSTRUCTION	Brick
ROOF	Membrane
HVAC	2010
FIRE PROTECTION/ SPRINKLERS	Up to code
ELEVATORS	One. New as of 2010

UNIT MIX

BASEMENT/ FIRST FLOOR	Two Furnished Two-Bedroom Lofts
SECOND FLOOR	Two Furnished One-Bedroom Lofts
THIRD FLOOR/ FOURTH FLOOR	Furnished Four-Bedroom Penthouse Loft

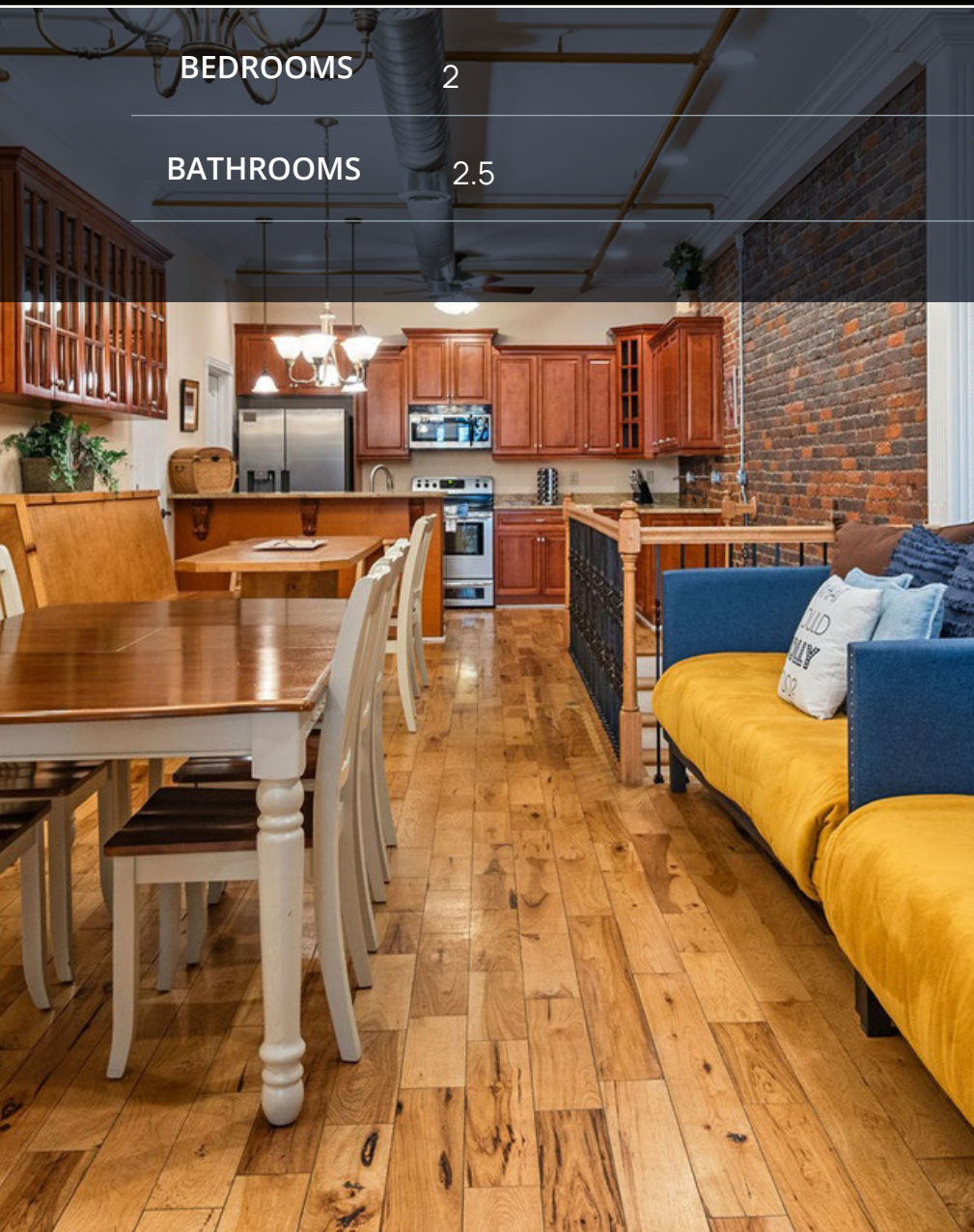
Basement/First Floor

TWO FURNISHED LOFTS

PROPERTY OVERVIEW

BEDROOMS 2

BATHROOMS 2.5



Second Floor

TWO FURNISHED LOFTS

PROPERTY OVERVIEW

BEDROOMS 1

BATHROOMS 1.5



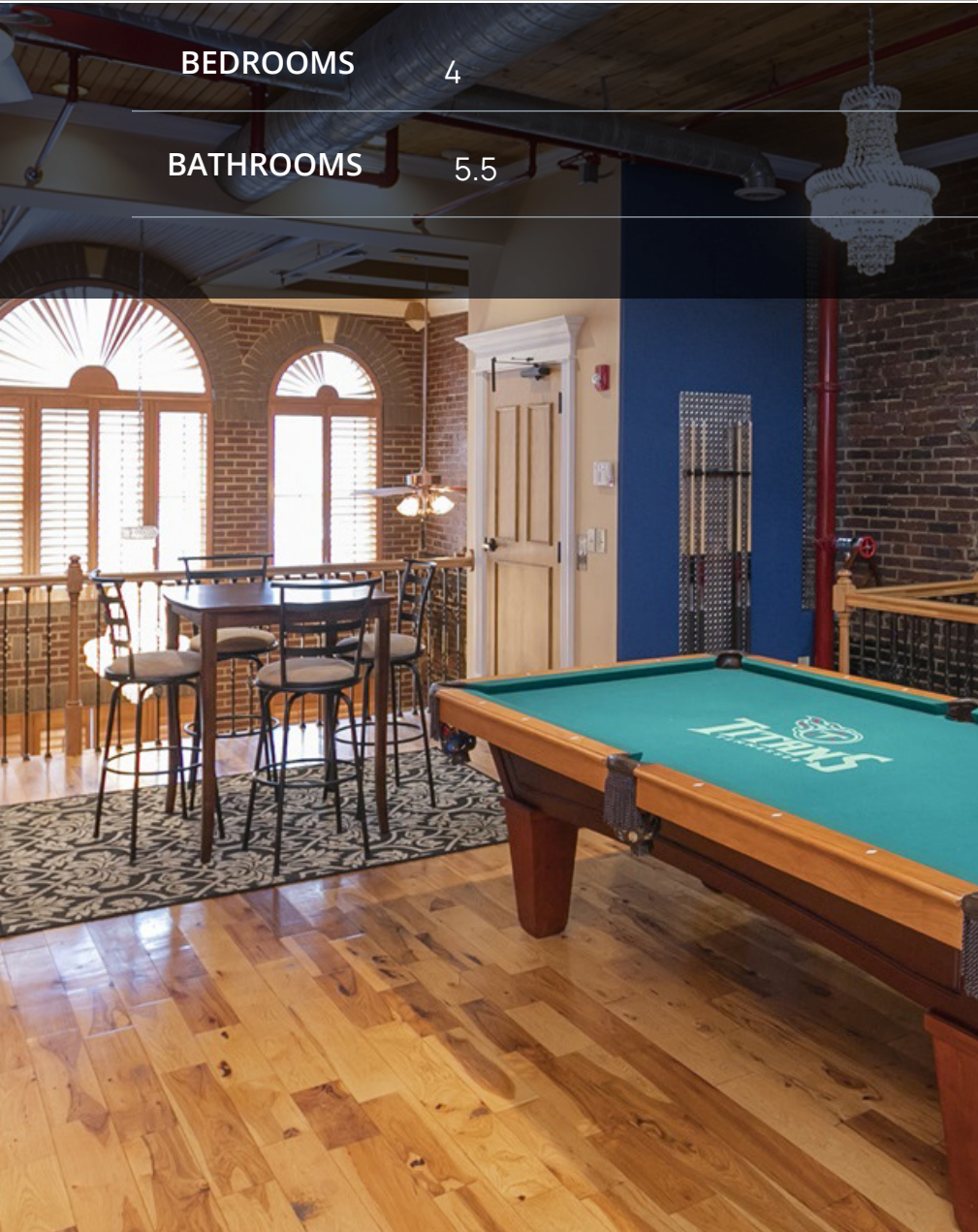
Third/Fourth Floor

PENTHOUSE LOFT

PROPERTY OVERVIEW

BEDROOMS 4

BATHROOMS 5.5



Location Overview



Key

Site

☆ Subject Property

Redevelopments

1 River North

2 Nissan Stadium

3 The Arcade

4 2nd Avenue

5 Bankers Alley

Streets

— Broadway

If You Would Like More
Information On This
Property Please Contact

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