

BERRY HILL ————— COMPASS RE DEVELOPMENT OPPORTUNITY

707 INVERNESS AVE. | NASHVILLE, TN
7,804± SF LOT | 3,185± SF EXISTING STRUCTURE | MIXED-USE POTENTIAL
BLOCKS FROM 12 SOUTH • <1 MILE TO GEODIS PARK



AN IRREPLACEABLE LOCATION. MULTIPLE PATHS FORWARD.

Positioned in the heart of Berry Hill's evolving commercial corridor, 707 Inverness Ave presents a rare opportunity for investors, developers, and owner-users seeking a well-located asset with immediate utility and long-term redevelopment potential.

Situated on approximately 7,804± square feet with valuable street frontage, abundant pull-in parking, and proximity to the 8th Avenue South/Franklin Road corridor, the property is surrounded by established businesses, restaurants, retail, creative offices, entertainment venues, and ongoing mixed-use development. Residential and commercial uses are permitted, subject to City of Berry Hill approval.

PROPERTY AT A GLANCE —————

7,804± SF

Lot Size

3,185± SF

Existing Structure

1925

Original Structure

<1 MILE

To GEODIS Park

BLOCKS AWAY

From 12 South

ABUNDANT

Pull-In Parking

FLEXIBLE COMMERCIAL + RESIDENTIAL POTENTIAL

COMMERCIAL

- Boutique Office / Creative Workspace
- Retail / Showroom
- Restaurant / Café
- Personal Care / Wellness

RESIDENTIAL + MIXED-USE

- Multifamily Development
- Zero-Lot-Line Townhomes
- Live/Work Concept
- Mixed-Use Redevelopment

EXISTING ASSET. FUTURE UPSIDE.

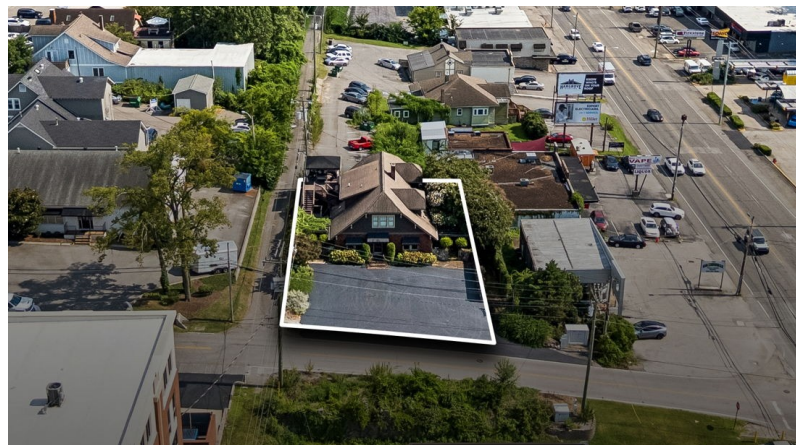
The existing 1925 structure offers approximately 3,185 SF of immediately usable space and is currently configured as a photographer's residence and professional studio. The main level encompasses approximately 1,916 SF, while a separate 1,269 SF upper-level Airbnb suite includes a bedroom, bathroom, and kitchen—offering potential income while future plans take shape.

WHY BERRY HILL?

Located just off the thriving **8th Avenue South / Franklin Road corridor**, 707 Inverness Ave offers convenient access to some of Nashville's most established and rapidly evolving neighborhoods and destinations.

A RARE OPPORTUNITY IN A DYNAMIC URBAN SUBMARKET

Continued investment across Berry Hill, 12 South, Wedgewood-Houston, and surrounding corridors is reshaping this part of Nashville. 707 Inverness Ave offers a compelling combination of **location, flexibility, existing utility, and long-term redevelopment upside.**



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INVESTORS • DEVELOPERS OWNER-USERS

Contact Christian Wilson for
property details, or to schedule
a private tour!