

**609-611
WEDGEWOOD
AVENUE**



FOR SALE





PROPERTY SUMMARY

ADDRESS:	609-611 WEDGWOOD AVENUE NASHVILLE, TN
SQUARE FOOTAGE	+/-2,500 + COVERED PATIO
NEIGHBORHOOD:	WEDGEWOOD-HOUSTON
LOT SIZE:	0.49 ACRES (125' x 168')
PARKING:	+/- 34 SPACES
CONSTRUCTION TYPE:	MASONRY/BLOCK

PROPERTY HIGHLIGHTS

- ESTABLISHED NEIGHBORHOOD RESTAURANT AND BAR SINCE 2014
- RECENT 850 SQ. FT. KITCHEN/STORAGE ADDITION OFF REAR
- 600 SQ. FT. FINISHED COVERED PATIO
- ENTIRE NEW ROOF SYSTEM COMPLETED IN 2023
- STRUCTURAL IN PLACE TO ADD 2ND STORY
- UPGRADED ELECTRICAL SERVICE TO BUILDING IN 2024
- NEW GREASE INTERCEPTOR IN PLACE

LOCATION HIGHLIGHTS

- PRIME NEIGHBORHOOD LOCATION IN WEDGEWOOD-HOUSTON
- IMMEDIATE ACCESS TO I-65 AND DOWNTOWN NASHVILLE
- LOCATED AT THE GATEWAY TO THE NEW MLS STADIUM GEODIS PARK
- EXCELLENT ACCESSIBILITY



**rooftop/2nd floor
expansion
opportunity.**

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WEDGEWOOD AVENUE

a neighborhood
spot just steps away
from **Geodis Park**.

BELMONT UNIVERSITY



INTERSTATE 65

quick access to
I-65 and
Downtown
Nashville.



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INTERSTATE 65

BRANSFORD AVENUE

WEDGEWOOD AVENUE



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SITE AERIAL

125'

168'

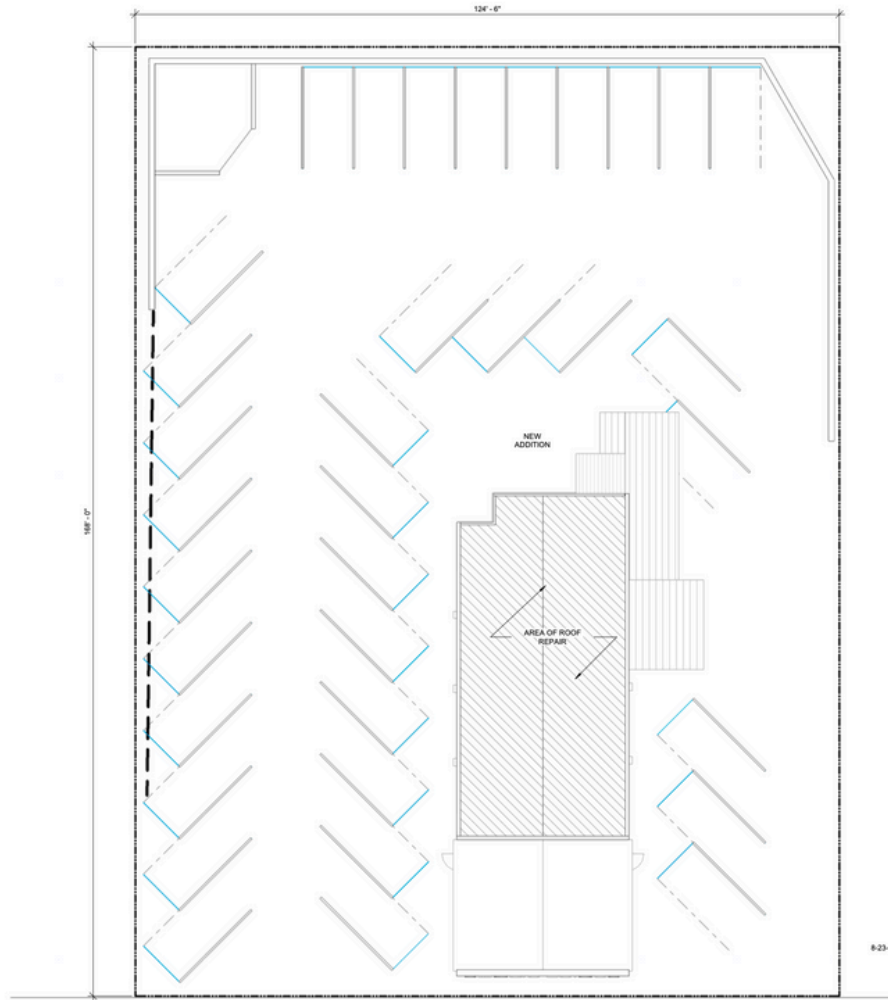


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SITE PLAN



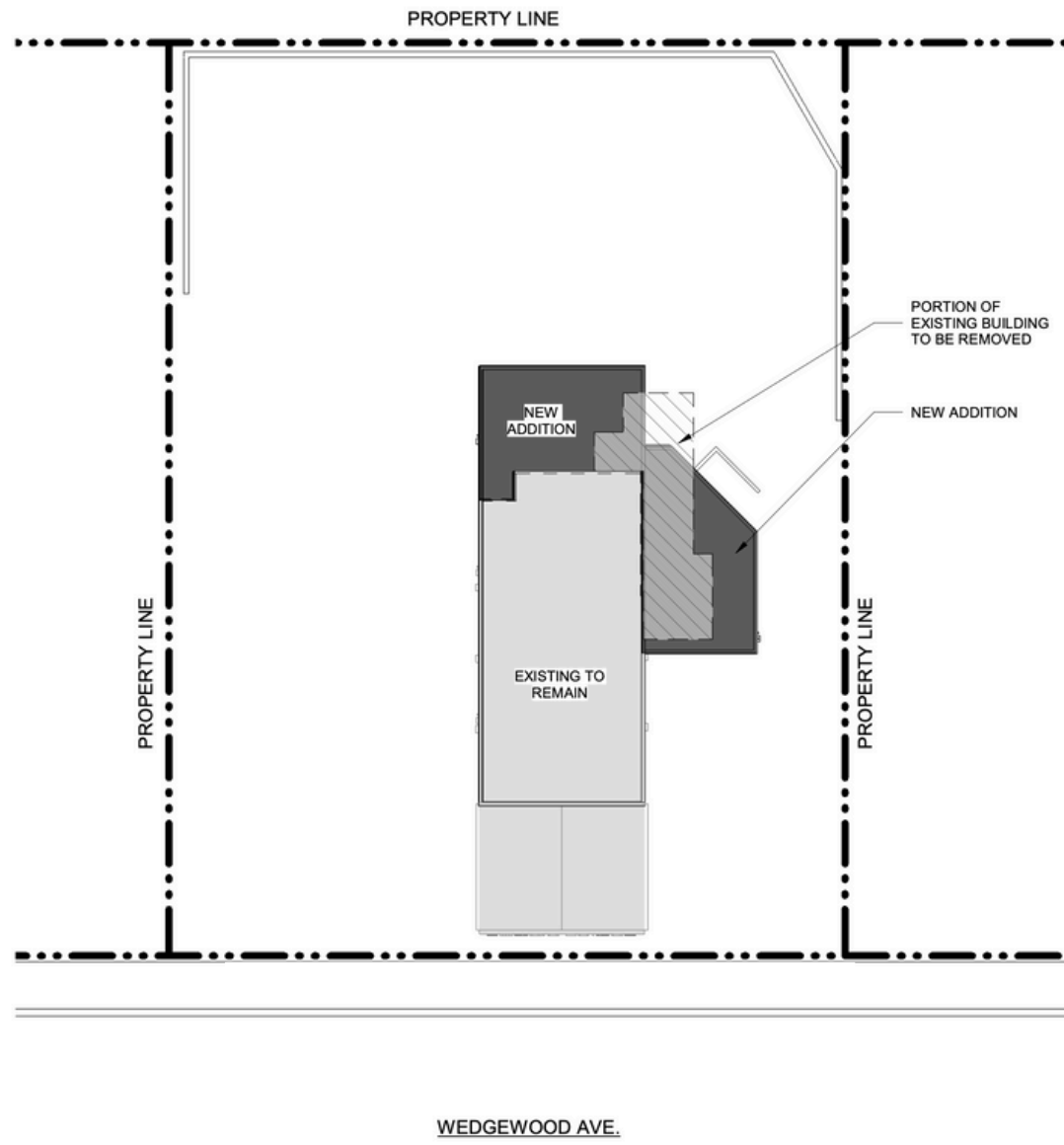
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GROUND FLOOR EXPANSION PLAN

(DRAWINGS ARE AVAILABLE)



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Market Retail Partners

real estate
group

SYLVAN PARK

VANDERBILT
UNIVERSITY

MUSIC
ROW

BELMONT
UNIVERSITY

12SOUTH

MELROSE

GREEN HILLS

TENNESSEE
STATE
UNIVERSITY

GERMANTOWN

FIVE POINTS

EAST BANK

STATE CAPITOL

DOWNTOWN
NASHVILLE

NASHVILLE
YARDS

GULCH

PIE TOWN

CHESTNUT
HILL

WEDGEWOOD-
HOUSTON

609-611
WEDGEWOOD
AVENUE

WOODBINE



KEVIN FULTON

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RELATIONSHIPS. REPUTATION. RESULTS.