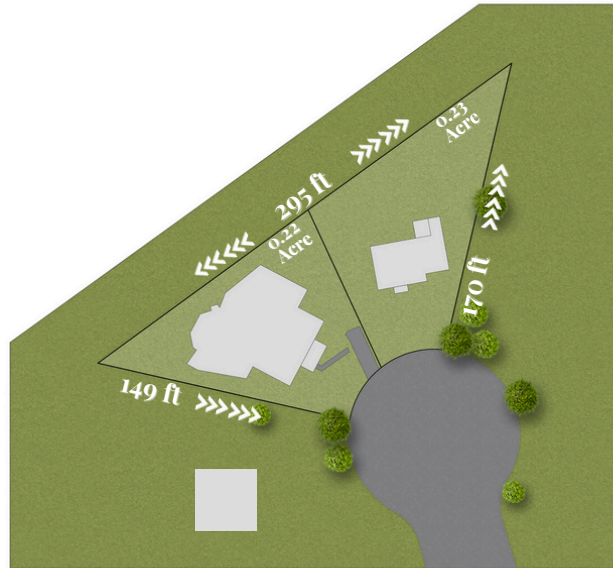


# FESSEY COURT



KRISTIN LAINE / BOXWOOD PROPERTIES, LLC

OFFERED as a combined sale: adjacent parcels totaling 0.45 acres in the heart of Berry Hill, offered together as a rare opportunity to own flexible-zoned property in one of Nashville's most creative neighborhoods. Ideal for developers, owner-occupants, or investors.

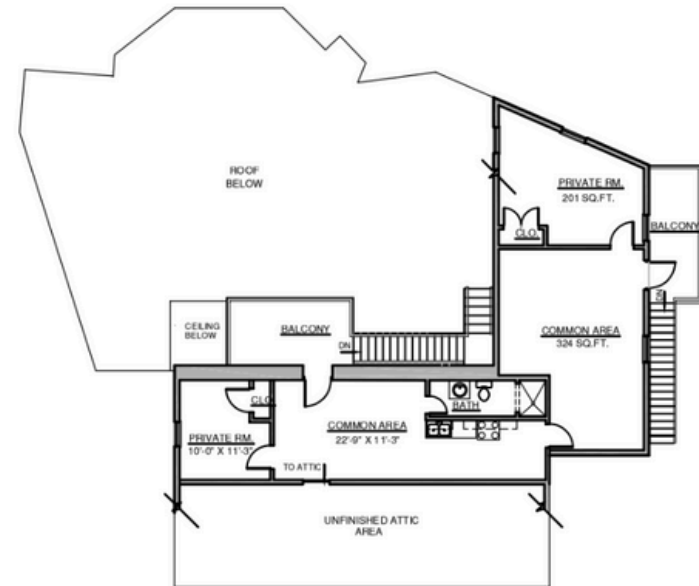
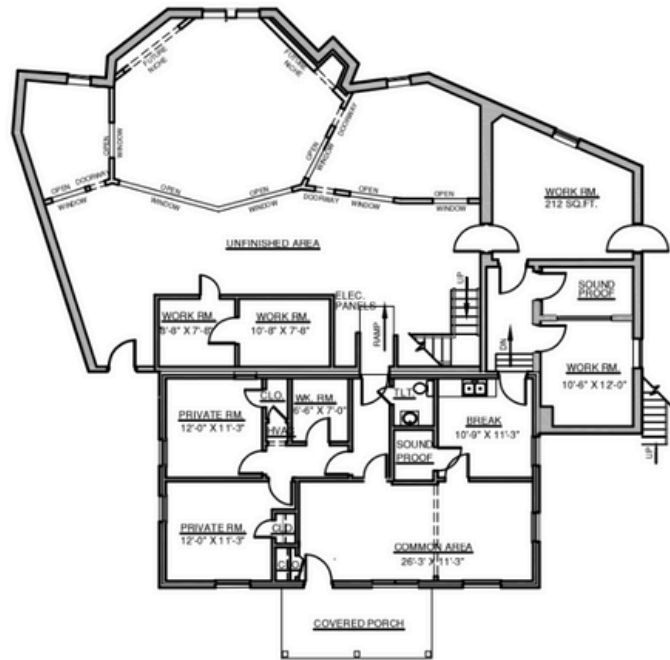
M: 615-476-2133

O: 615-297-5326

[kmh.laine@gmail.com](mailto:kmh.laine@gmail.com)

[www.bxwdllc.com](http://www.bxwdllc.com)

# STUDIO 2689



KRISTIN LAINE / BOXWOOD PROPERTIES, LLC

3,300 SF  
Purpose-built for audio production  
High ceilings, multiple rooms, apartment

Located within the Berry Hill city limits, a hub for  
music industry professionals, creators, and  
entrepreneurs

M: 615-476-2133

O: 615-297-5326

kmh.laine@gmail.com

www.bxwdllc.com



# FLEX 2686



KRISTIN LAINE / BOXWOOD PROPERTIES, LLC

1,000 SF office/residence

Currently configured as a live/work space

Can be used as office, residence, or short-term rental



Residential: 2 spaces per dwelling

Office: 3 spaces per 1,000 sf

Retail and Music Studios: 4 spaces per 1,000 sf

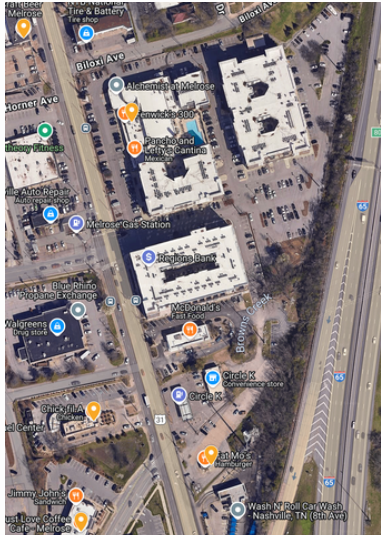
M: 615-476-2133

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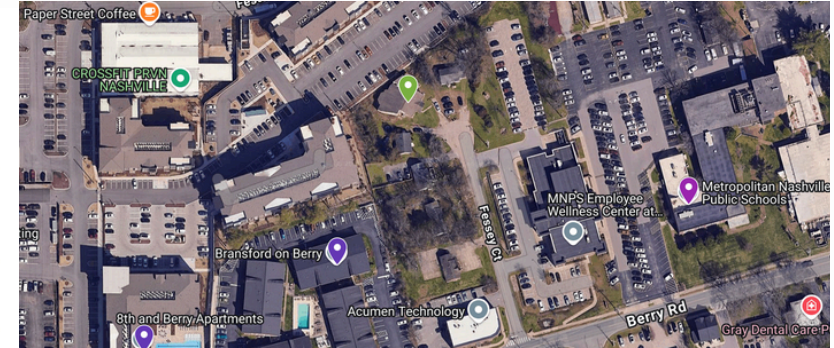
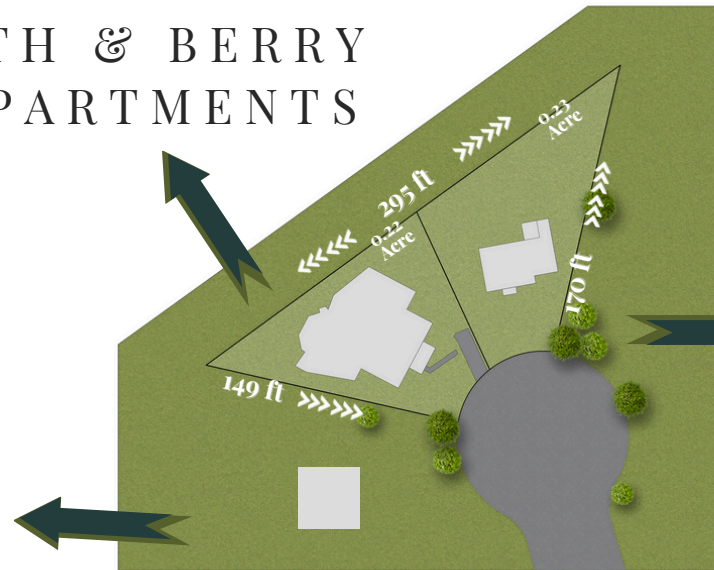
[www.bxwdllc.com](http://www.bxwdllc.com)

# FESSEY NEIGHBORS



## 8TH & BERRY APARTMENTS

TO 8TH AVE



## METRO PUBLIC SCHOOL ADMIN BUILDINGS

KRISTIN LAINE / BOXWOOD PROPERTIES, LLC

10 Foot Drainage Easement follows back Property Line  
20 Foot Sewer/Utility Easement between lots  
Survey Upon Request

Excellent redevelopment or owner-user potential  
Rare chance to own in a creative district with strong  
growth and demand

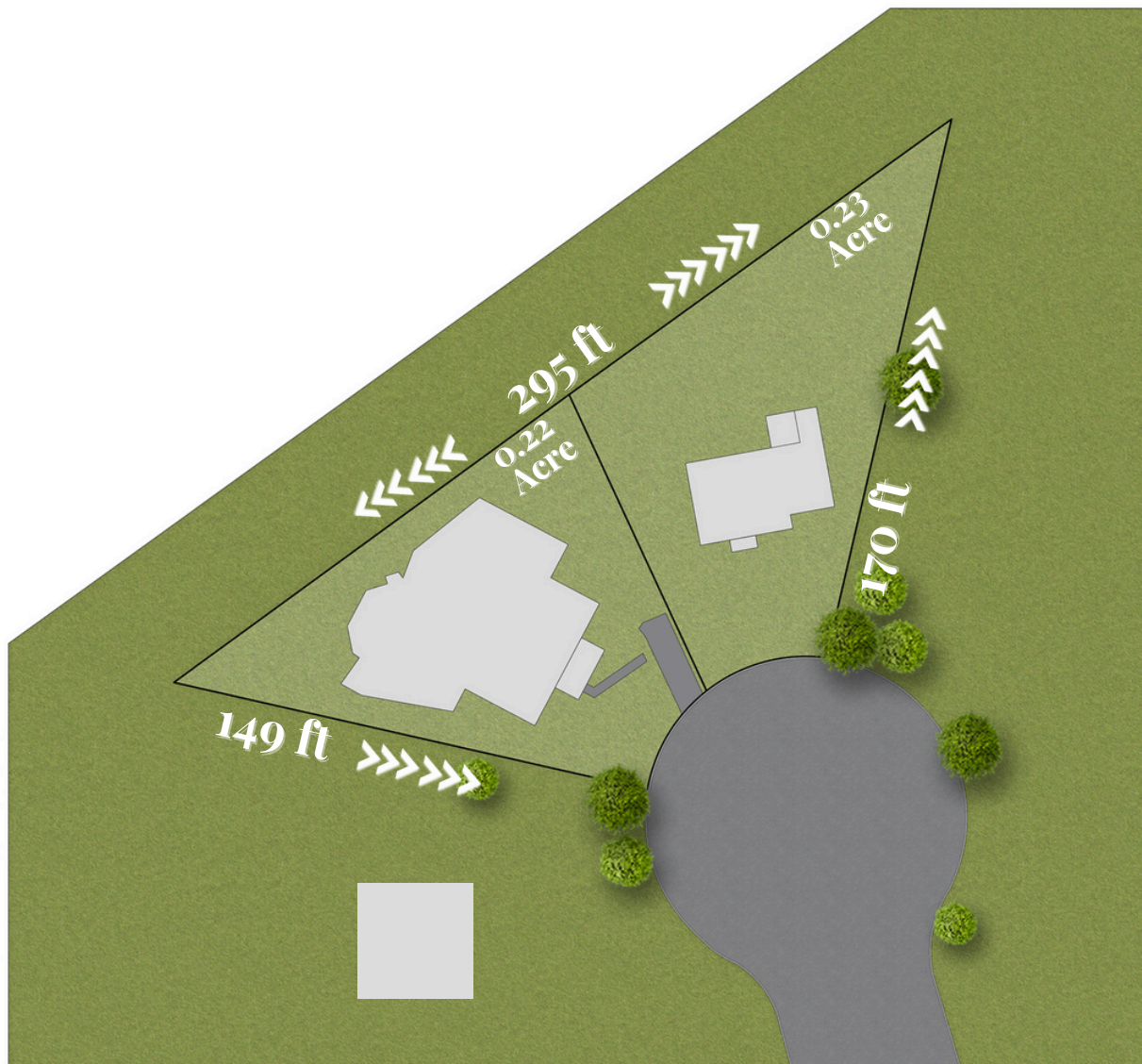
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O: 615-297-5326

kmh.laine@gmail.com

www.bxwdllc.com





## 2689 + 2686 Fessey Court

### Offered as a combined sale

Ideal Berry Hill location near restaurants, studios, and Melrose. Excellent redevelopment or owner-user potential. Rare chance to own in a creative district with strong growth and demand.

#### 2689 Fessey Court

- 3,300 SF recording studio
- Purpose-built for audio production, needs completion
- High ceilings, acoustic angles, and multiple rooms

#### 2686 Fessey Court

- 1,000 SF office/residence
- Currently configured as a live/work space
- Can be used as office, residence, or short-term rental

### Zoning & Land Use

Flexible zoning allows for:

- Residential
- Office
- Recording studio
- Mixed-use or live/work concepts

Located within the Berry Hill city limits, a hub for music industry professionals, creators, and entrepreneurs

#### Site Information

Combined lot size: 0.45 acres



KRISTIN LAINE / BOXWOOD PROPERTIES, LLC

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