

**FOR SALE**



**331 22<sup>nd</sup> Avenue North**

**HAVENS**  
COMMERCIAL



# 331 22<sup>nd</sup> Avenue North

## NASHVILLE, TN

### Property Details

Price:	Sale: \$2,200,000
Address:	331 22 <sup>nd</sup> Ave North Nashville, TN 37203
Existing Improvements:	4,653 SF
Land Area:	.20 Acres
Number of Tenants:	5
Free Onsite Parking:	Yes
Submarket:	West End
Use:	Office and Residential

### Property Highlights

- Fully Leased Mixed Use Building
- Well-Maintained Property with Strong Curb Appeal
- Flexible Tenant Lease Terms Providing Future Upside
- Three Residential Units on Second and Third Floors
- Two Commercial Suites on Ground Floor
- Private, Secure Entrances for Tenants
- Highly Walkable Location (Walk Score: 73)

IDEAL CENTRAL LOCATION







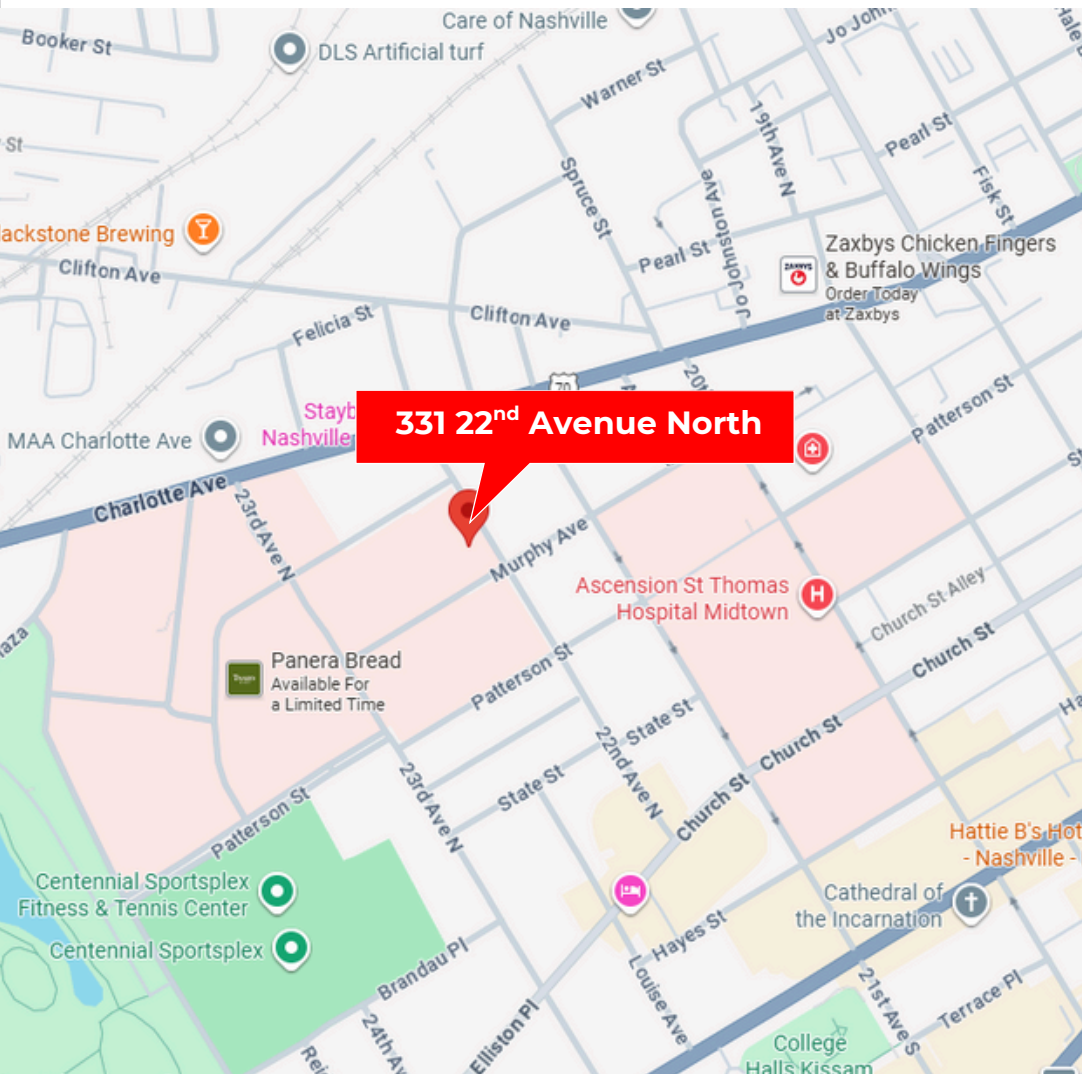






# LOCATION ADVANTAGE

The property is conveniently located



## DISTANCE FROM POPULAR AREAS

  
**.4 mi**  
CENTENNIAL  
PARK

  
**2.6 mi**  
THE NATIONS

  
**2.2 mi**  
DOWNTOWN  
NASHVILLE

  
**.1 mi**  
CHARLOTTE AVE

  
**.5 mi**  
VANDERBILT

  
**.9 mi**  
440





**FOR MORE INFORMATION, CONTACT:**

**MICHAEL HAVENS, CCIM**

615 939 3162

Mike@HavensCommercialTN.com

2550 Meridian Blvd. Suite 200 Franklin, Tn 37067

©2025 Havens Commercial. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Havens Commercial's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Havens Commercial. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND Havens Commercial IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

