



904 Gallatin Ave +
1044 & 1046 Petway Ave,
1049 Seymour Ave

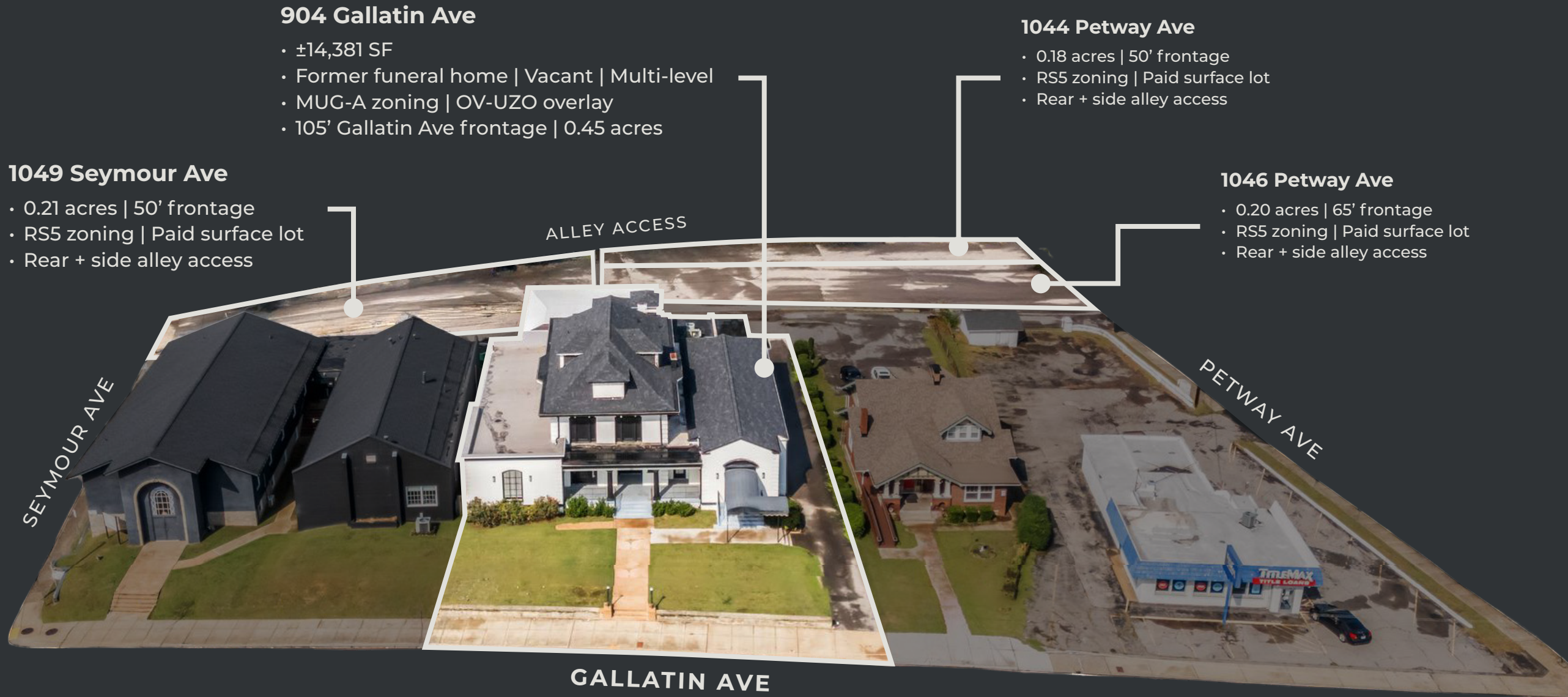
Nashville, TN 37206



- **Asking Price:** \$3,494,500
- **Site Size:** ±1.04 acres (45,303 SF across 4 parcels)
- **Existing Structure:** ±14,381 SF (multi-level structure at 904 Gallatin Ave)

- **Zoning:** MUG-A (OV-UZO) at 904 Gallatin | RS5 (OV-UZO, OV-NHC, OV-DDU) at others
- **Occupancy:** 100% Vacant (value-add opportunity)
- **Parking:** Multiple paved parking lots across 3 parcels (with alley access)

- **Investment Type:** Value-add | Covered land play | Redevelopment
- **Frontage:** 105' on Gallatin Ave | 115'+ on Petway Ave | 50' on Seymour Ave
- **Use Potential:** Medical, Wellness, Entertainment, Food & Beverage, Owner-User



- ±1.04-acre assemblage across four semi-contiguous parcels
- Includes a vacant multi-level structure (former funeral home)
- Excellent redevelopment flexibility via MUG-A and overlay zoning

- Flat topography with strong street visibility
- Multiple access points: Gallatin Ave, Petway Ave, Seymour Ave + alley access
- Combination of high-visibility and back-of-house service access





Investment Highlights

- Rare East Nashville redevelopment opportunity on 1+ acre
- MUG-A zoning allows up to 5 stories (confirm overlays)
- Vacant structure provides clean slate for repositioning or adaptive reuse
- Multiple access points ideal for owner-user functionality or phased development
- Strong surrounding demographics and growing commercial corridor
- Existing parking infrastructure adds value and flexibility
- Potential for various end-uses: med spa, wellness, funeral 2.0, brewery, etc.



Area Overview: East Nashville

- High-growth submarket with unique mix of commercial and residential
- Walkable and drivable to Five Points, Cleveland Park, and East Bank
- Surrounded by churches, nonprofits, medical offices, and retail
- Close to key corridors and major planned developments
- Strong appeal for creative and medical/wellness users



Market Overview: Nashville MSA

- Nationally ranked for job and population growth
- Expansion across healthcare, tech, tourism, and creative industries
- Demand for adaptive reuse and infill development in urban core
- East Nashville maintains low vacancy and rising rents in retail/service sectors

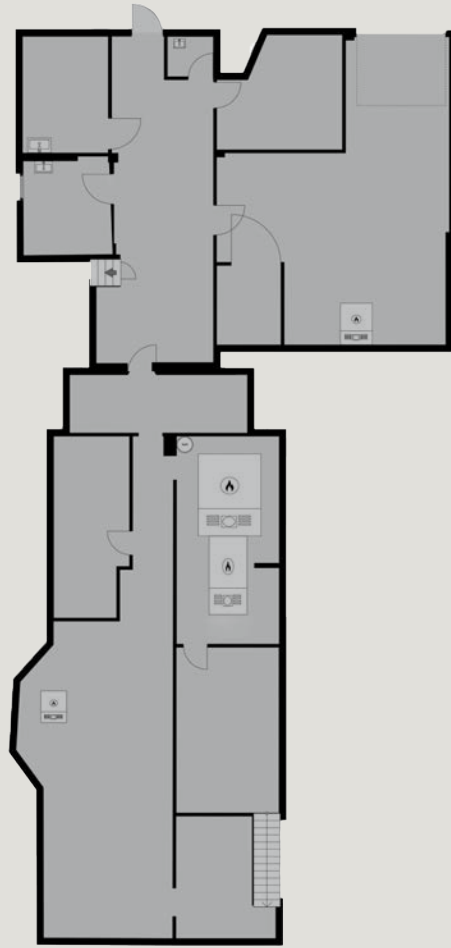




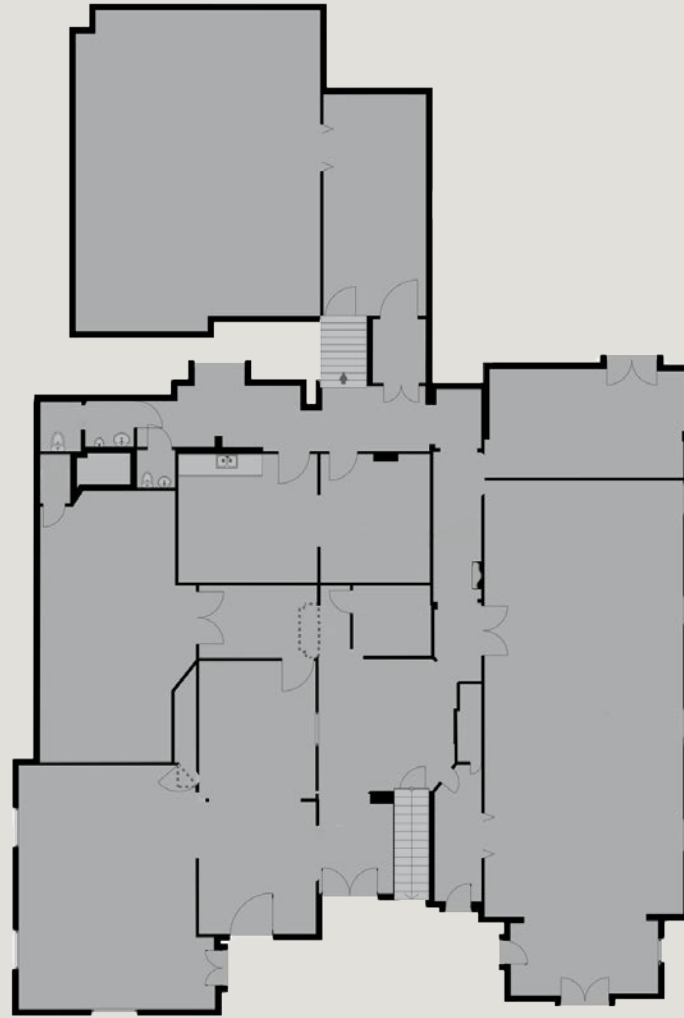
Development Potential

- ±1.04-acre site with multi-zoning and overlays
- Gallatin parcel (MUG-A) allows vertical redevelopment up to 5 stories
- Residential lots may be eligible for rezoning or support back-of-house/service uses
- Ideal for a covered land play or phased redevelopment
- Alley access enhances layout efficiency and delivery/service logistics
- Significant opportunity to reposition for a single user or multiple tenants

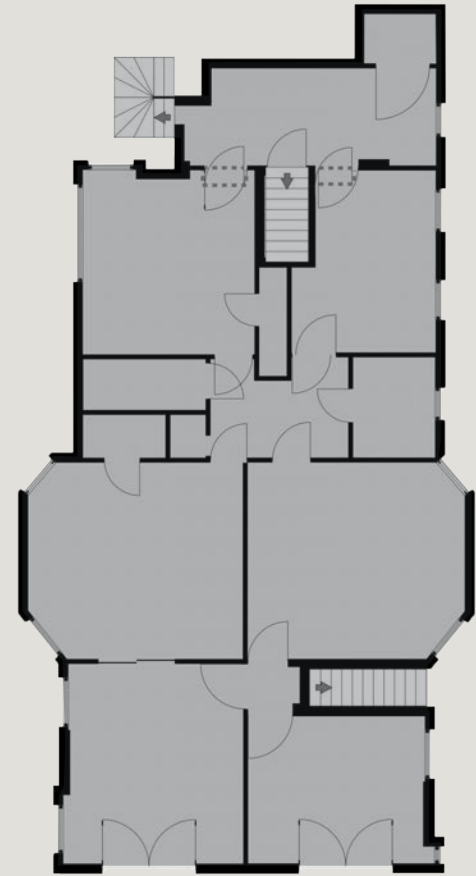




LOWER LEVEL



MAIN LEVEL



SECOND LEVEL

Conceptual Reuse & Target Users

- **Owner-Occupant or Investor** scenarios possible

• **Potential Developments:**

- Mixed-Use Redevelopment
- Stand-Alone QSR, Financial Services, Other
- Adaptive Re-Use

• **Potential Uses:**

- Fitness or medical clinic
- MedSpa or integrated wellness center
- Memorial/funeral services 2.0

- Brewery, taproom, or café with indoor/outdoor activation
- Event or entertainment venue with valet/parking access

- **Creative and flexible footprint supports multiple concepts**





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