

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)

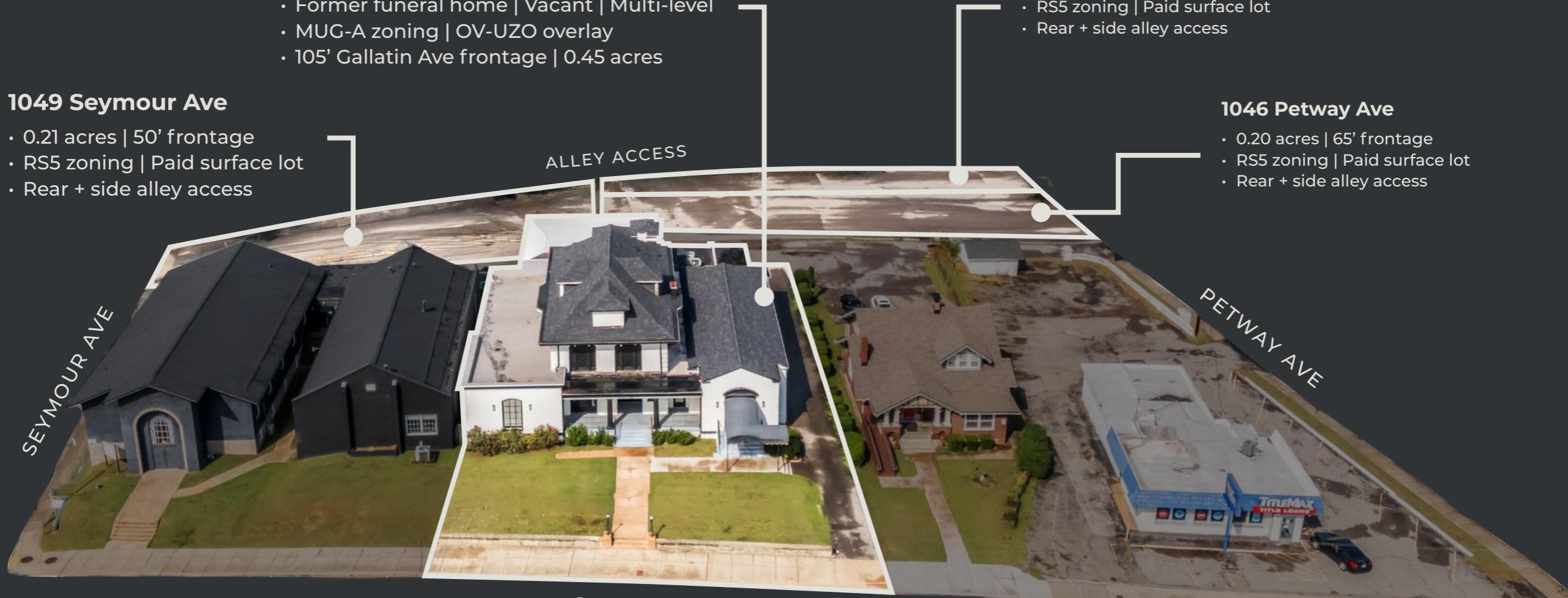
- Investment Type: Value-add | Covered land play | Redevelopment
- Frontage: 105' on Gallatin Ave | 115'+ on Petway Ave | 50' on Seymour Ave
- Use Potential: Medical, Wellness, Entertainment, Food & Beverage, Owner-User

904 Gallatin Ave

- ±14,381 SF
- Former funeral home | Vacant | Multi-level
- MUG-A zoning | OV-UZO overlay
- 105' Gallatin Ave frontage | 0.45 acres

1049 Seymour Ave

- 0.21 acres | 50' frontage
- RS5 zoning | Paid surface lot
- Rear + side alley access



- ±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

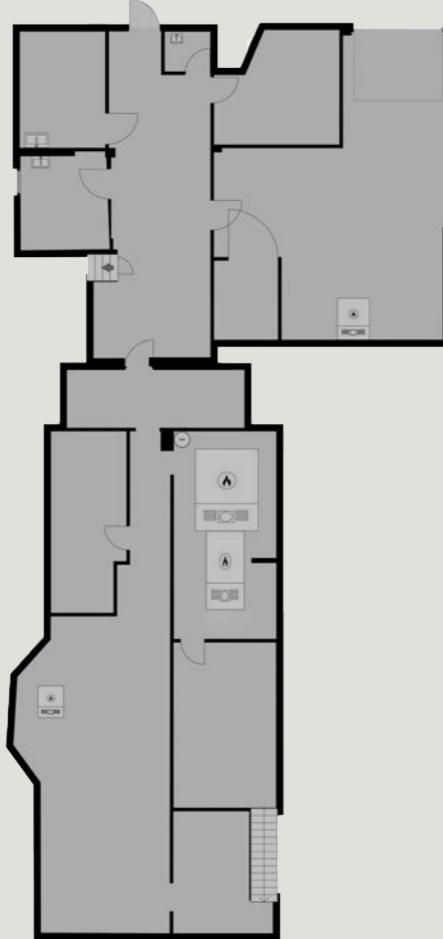




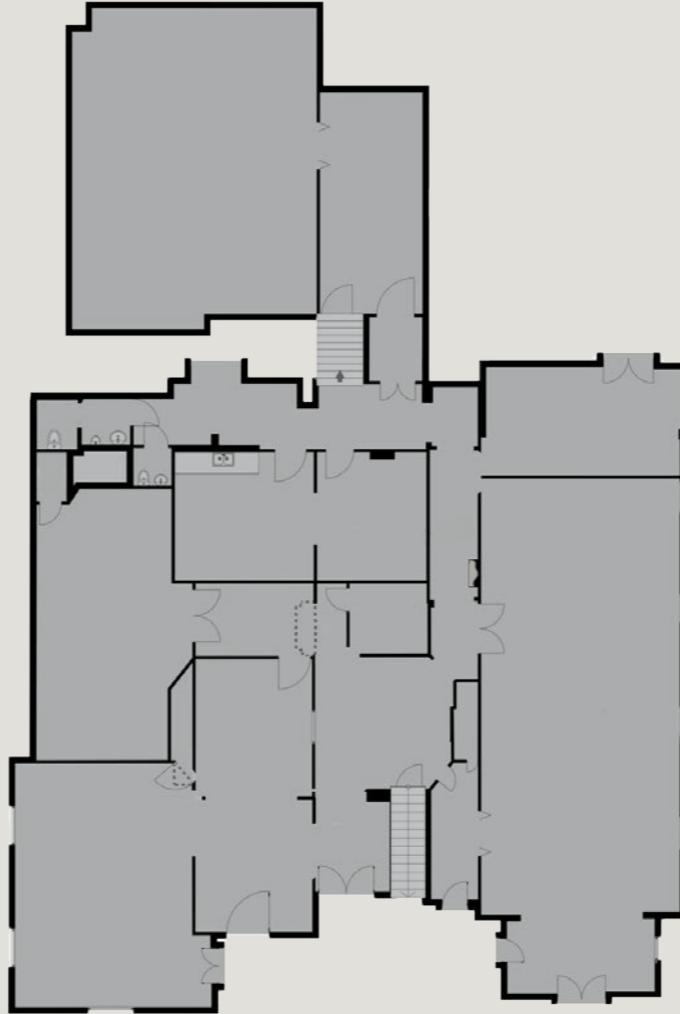
Development Potential

- ±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

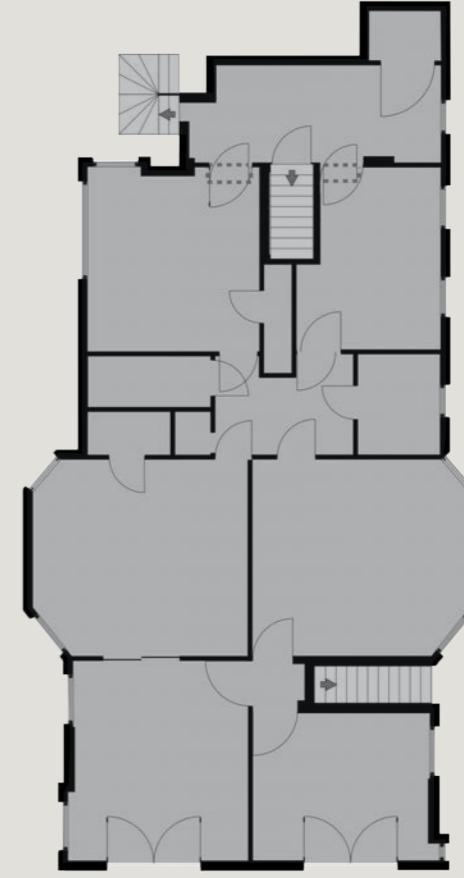




LOWER LEVEL



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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