

# FOR SALE

±1,940 SF Available

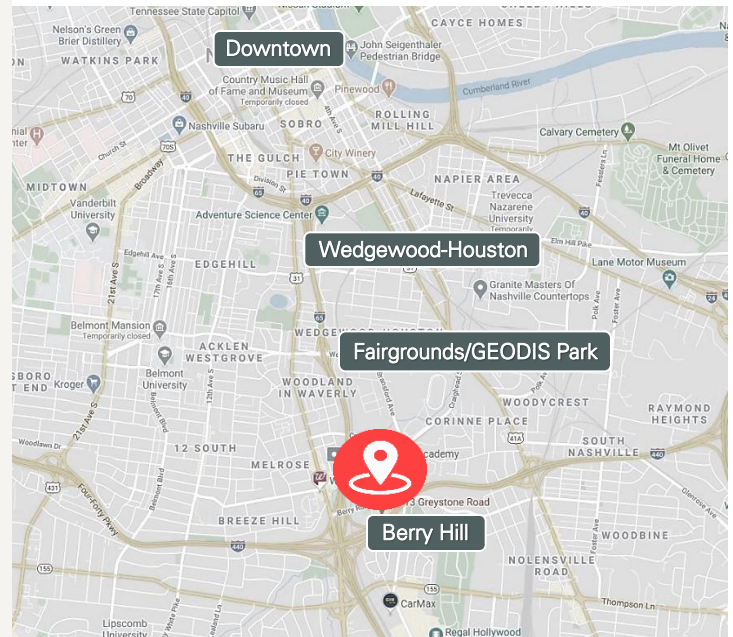
Rare Opportunity to Purchase a Stand-Alone Commercial Building in Berry Hill

2711 Greystone Road, Nashville, TN 37204



## HIGHLIGHTS

- ±1,940 SF Available
  - ±1,254 SF of finished space
- Stand-alone commercial property in Berry Hill
- ±0.28 Acres
- Asking Price: \$1,177,700
  - Neighboring properties recently sold for \$1,200,000, \$1,116,750, & \$1,400,000
- Building is currently leased through June of 2025
- Recently renovated office space with three offices, full kitchen, reception area, full bathroom, and ±608 square feet of back patio space
- (2) Baths
- Oversized green space in the rear of the property
- Located in District 6 (Bransford District) of the Berry Hill zoning ordinance. Please see link below for approved uses:
  - <https://www.berryhilltn.org/DocumentCenter/View/125/Poster?bid=>
- Prime location within the I-440 loop
- In close proximity to the Fairgrounds and GEODIS Park Soccer Stadium



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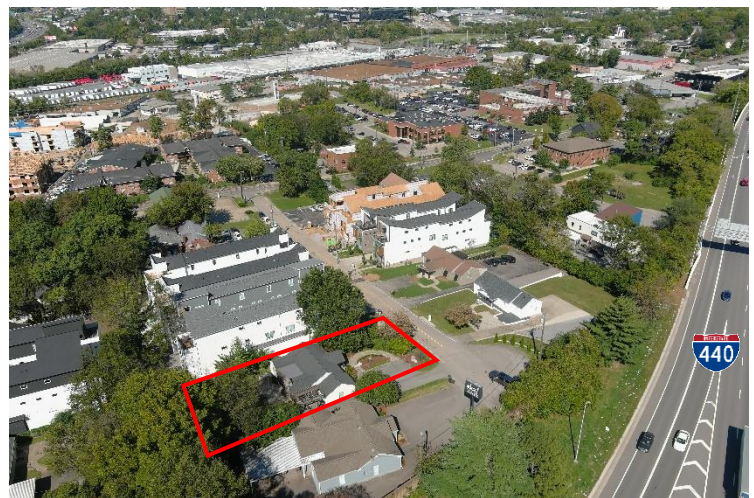
Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211  
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PHOTOS



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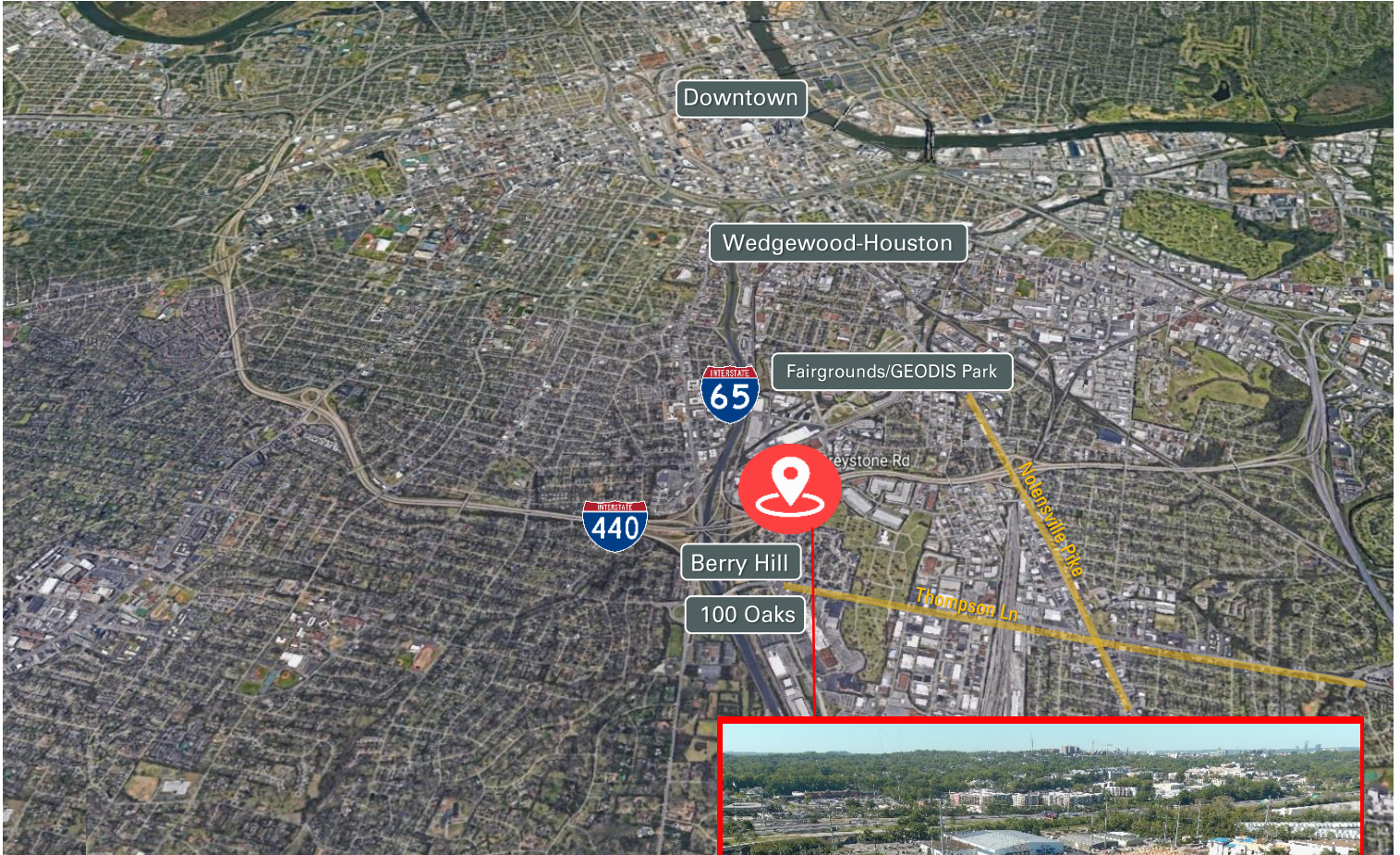


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