

For Sale or Lease | Music Row

1604 17th Avenue South Nashville, TN 37212



Andrew Terrell

M: 615.497.6488

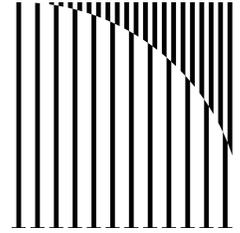
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Location	1604 17th Ave S Nashville, TN 37212
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First Floor	1,199 sq. ft
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Second Floor	630 sq. ft
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Lower Level	803 sq. ft
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Total	2,632 sq. ft
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Lot Size	+/- 0.14 acres 40 wide x 150 deep
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Possession	Immediate
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Zoning	OR20 (Office/Residential 20 Units per acre)
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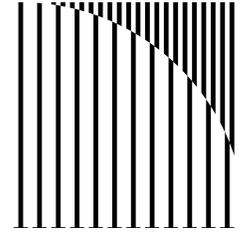
For Sale	\$1,300,000
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For Lease	\$5,000/month
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Located in the heart of Music Row, this well-maintained and highly versatile property is zoned for both office and residential use, the layout is perfectly suited for a wide range of possibilities—from a professional office or creative studio to a short-term rental or full-time residence. Inside, you'll find 5 spacious offices, 3 full bathrooms, a fully equipped kitchen, reception area, conference room, and a bonus room that can flex to meet your needs. The inviting front porch and expansive rear deck provide ideal spaces for outdoor meetings, casual entertaining, or relaxing after a productive day. This property is ready for immediate occupancy and endless potential.



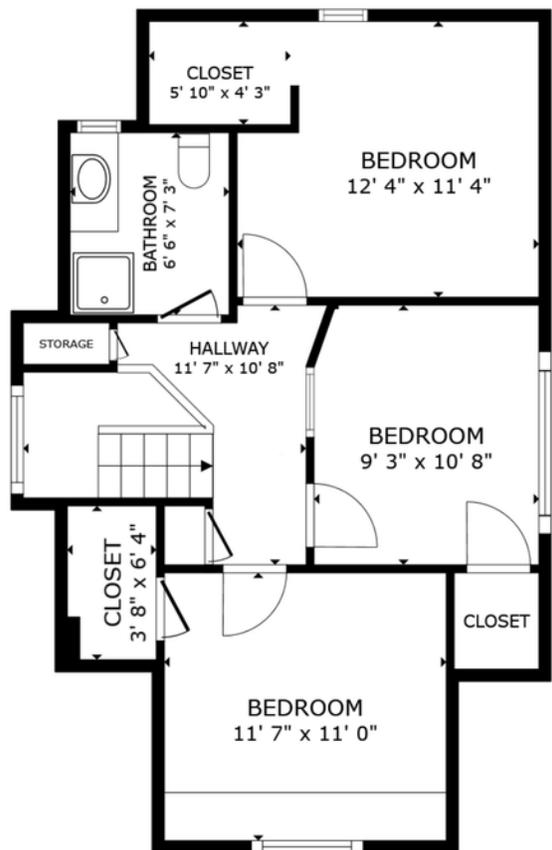
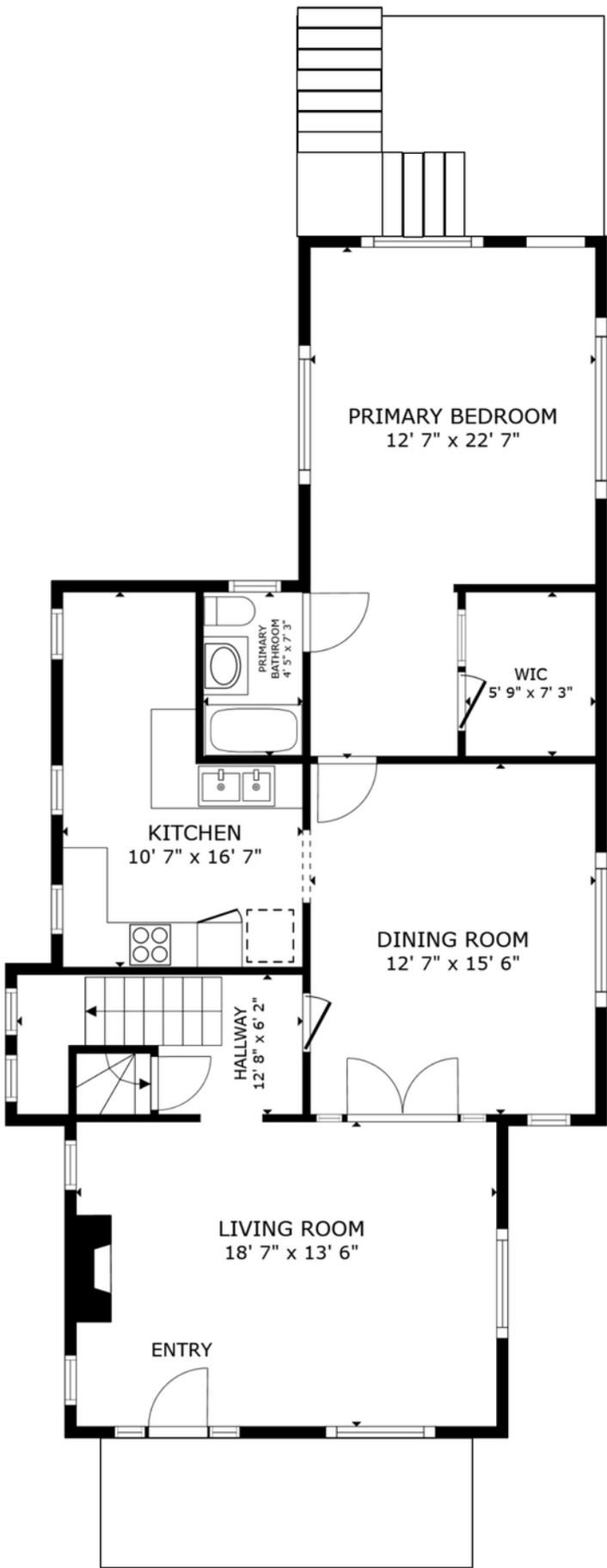
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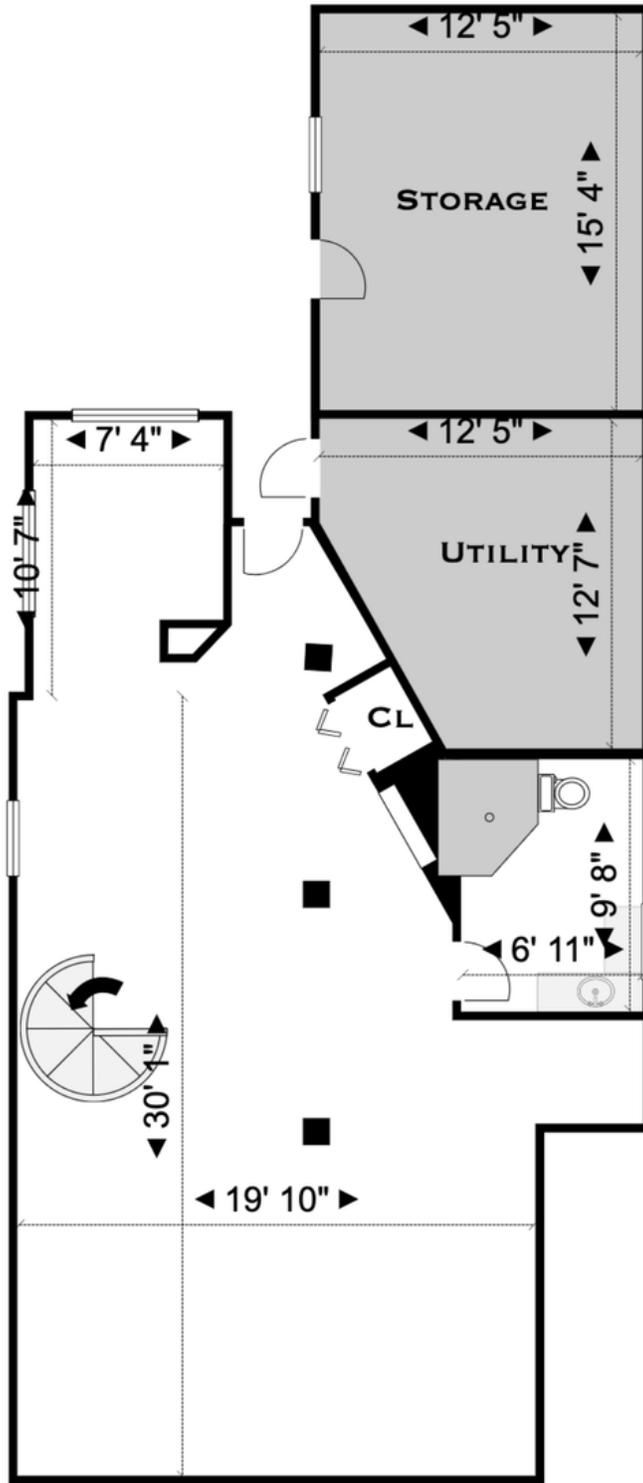
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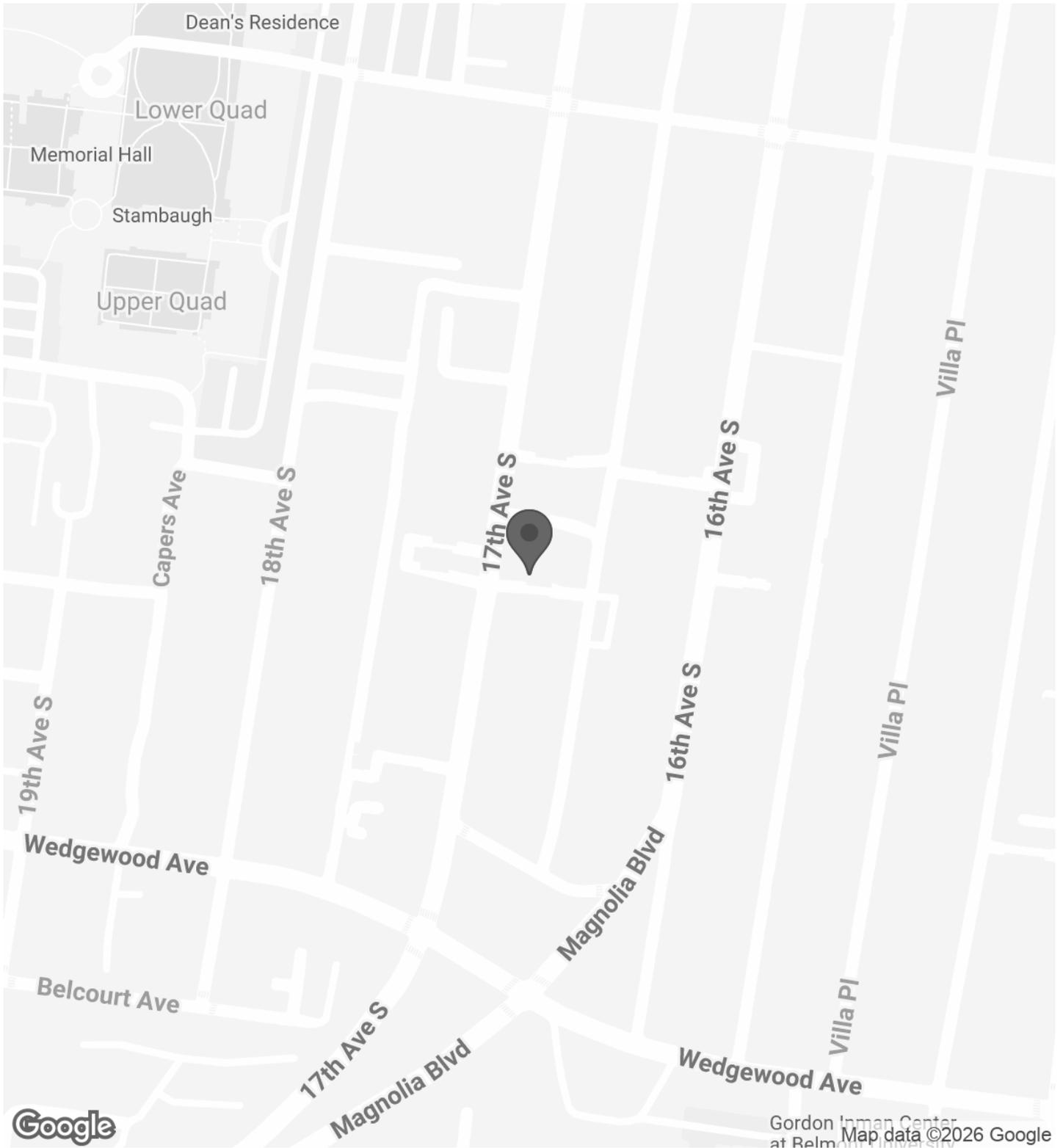
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