



## FOR SALE

Two-Story Office Building for Sale at the  
Corner of Fessey Court and Berry Road  
***Ideal Opportunity for an Owner/User in  
the City of Berry Hill***

2699 Fessey Court, Nashville, TN 37204



### HIGHLIGHTS

- 2-Story Stand-Alone Office Building
- Ideal opportunity for an owner/user in the City of Berry Hill
- ±8,493 SF
- ±0.34-Acre Site
- **Reduced Price: \$4,595,000**
- High-profile corner location with easy ingress/egress
- Strategically positioned in Berry Hill
- Adjacent to 8th and Berry & Bransford on Berry Apartment Complexes
- Property offers significant frontage on Berry Road
- In close proximity to the fairgrounds and GEODIS Park soccer stadium
- 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?bidId=>
- ±3.6 Miles from Downtown Nashville
- Convenient Access to I-440 / I-65



**Tee Patterson, SIOR**  
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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
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T: 615.256.3189

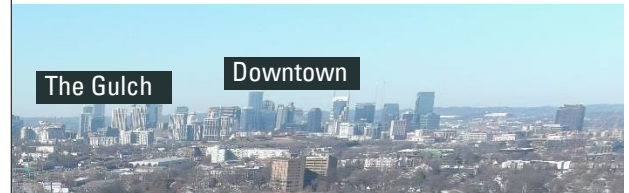


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CHARLES  
HAWKINS CO.

New building is planned next door to the subject property



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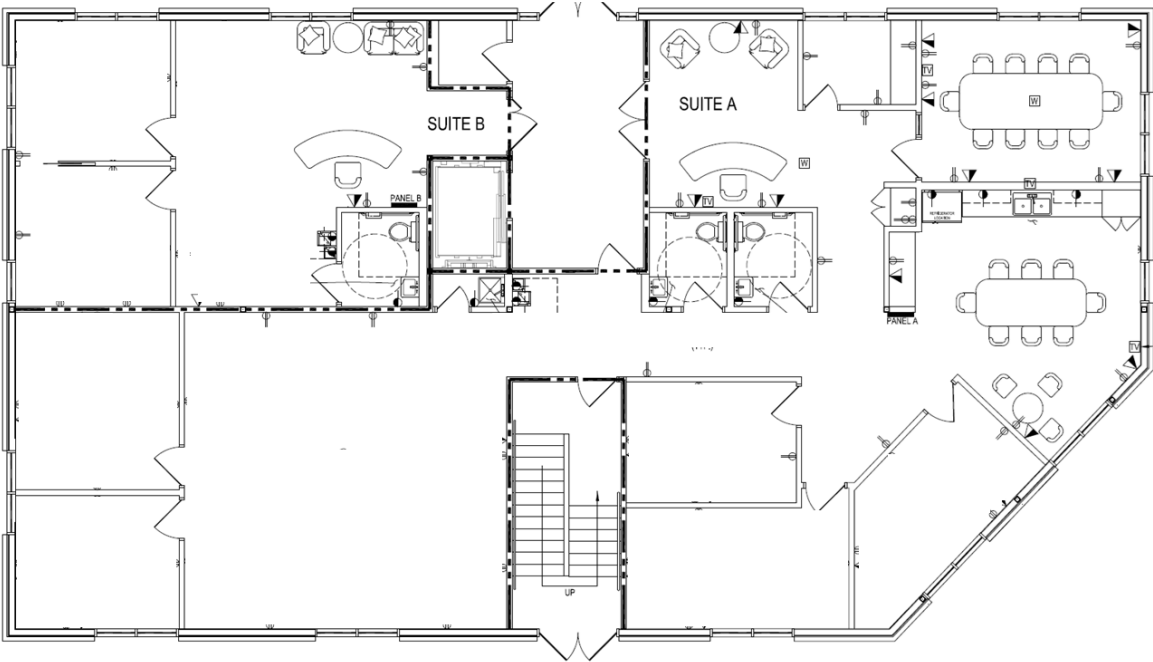
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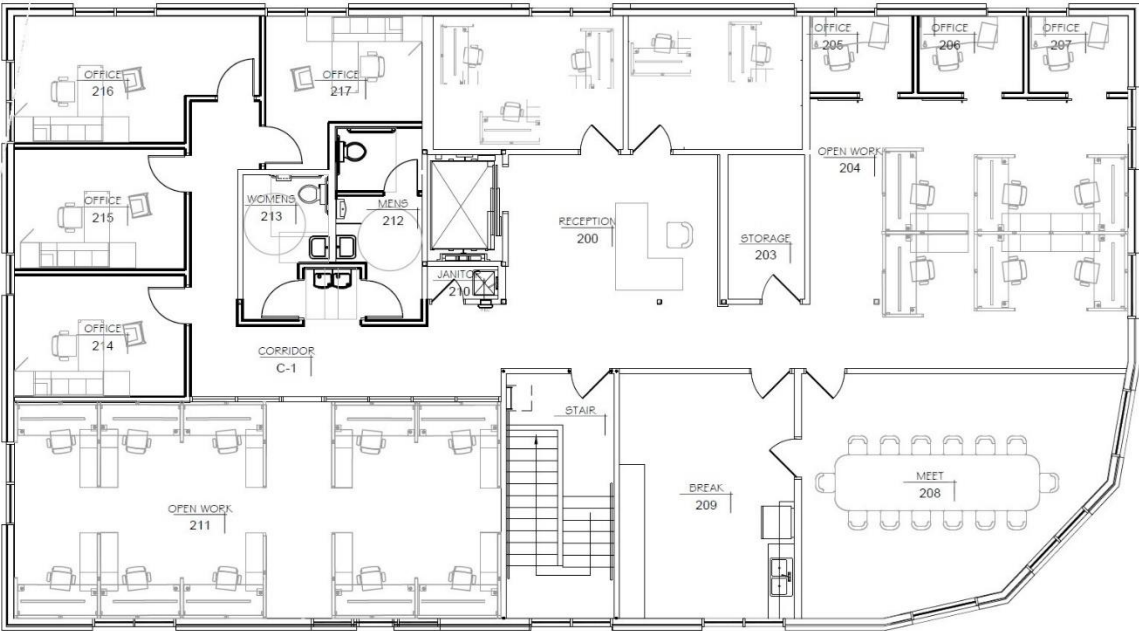
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FLOOR PLANS

1<sup>st</sup> Floor



2<sup>nd</sup> Floor



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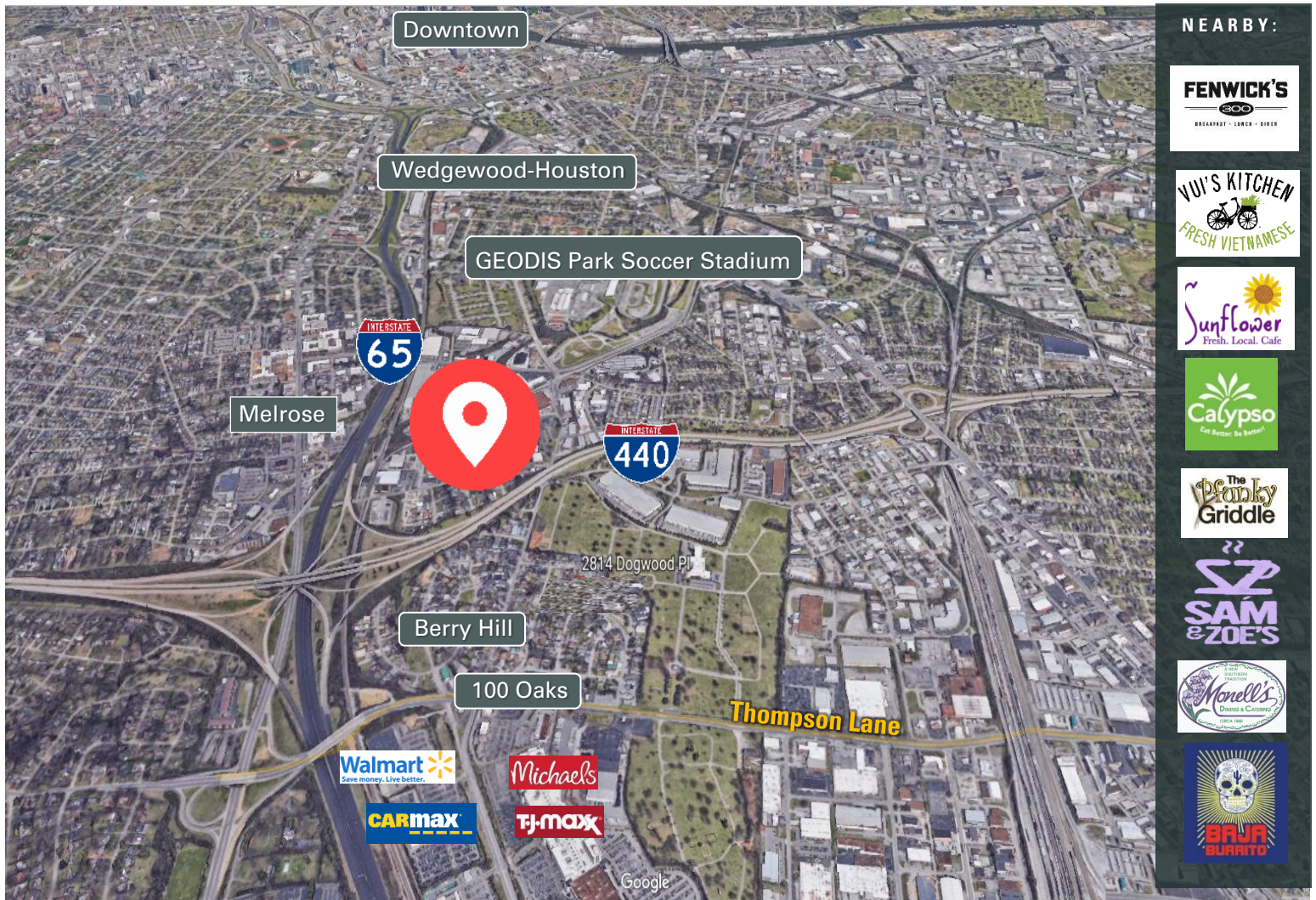
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