

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
International

CHAS. HAWKINS Co., Inc. / CORFAC INTERNATIONAL

AVAILABLE FOR SALE OR LEASE – **NEW PRICE**

810 KIRKWOOD AVE

±1,970 SF OF OFFICE SPACE, ±985 SF OF BASEMENT STORAGE SPACE, & A ±1,146 SF STAND-ALONE STORAGE FACILITY



Exclusively Listed by
Chas. Hawkins Co., Inc. /
CORFAC International
www.chashawkins.com

R. Stephen Prather
615.345.7254 (office)
615.818.8429 (cell)
sprather@chco.com

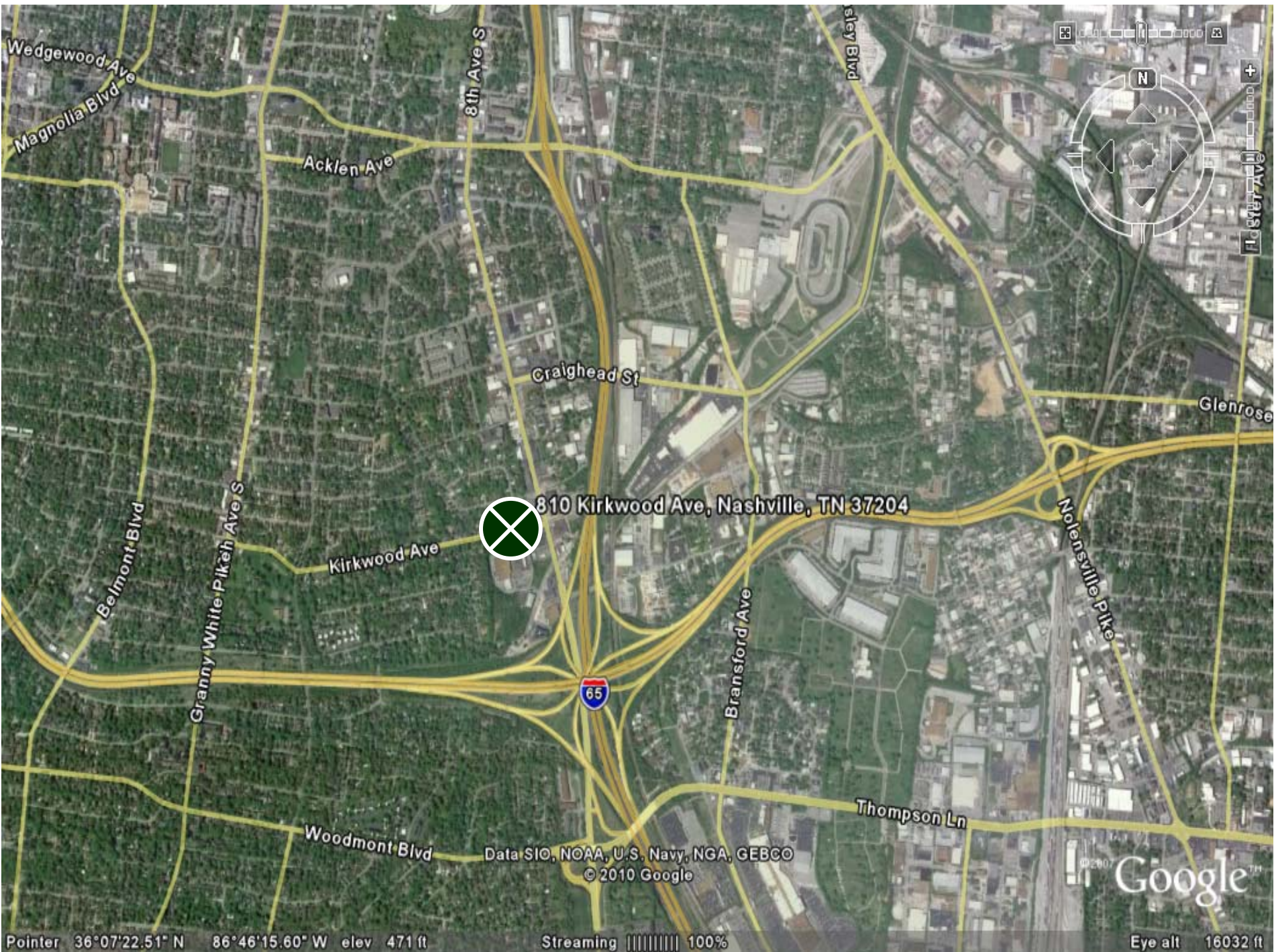
Tee Patterson
615.345.7229 (office)
615.476.7100 (cell)
tpatterson@chco.com

Stand-Alone Office Building with an Outdoor Storage Facility Available for Sale at 810 Kirkwood Ave – Offering Price of ~~\$599,000~~ \$499,000

776 Melrose Avenue ♦ Nashville, TN 37211 ♦ Phone 615-256-3189 ♦ 615-254-4026 Facsimile www.chashawkins.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal

- Property is located at 810 Kirkwood Ave – Property is approximately 1.3 miles from 100 Oaks and 0.50 miles from the I-65/440 Intersection
- Property is zoned OR20
- Building has:
 - ±1,970 sf of recently renovated office space:
 - Reception Area
 - Three offices
 - Open work area on the second floor
 - Newly Finished Hardwood Floor
 - Renovated Break Room
 - Two restrooms – Upstairs restroom has shower and whirlpool tub
 - ±985 sf of basement storage space
 - Basement storage is heated and cooled
- Property has a ±1,146 stand-alone storage facility in rear of property
 - Storage facility has three garage doors
 - Storage facility is not heated or cooled
- 6 striped surface parking spaces in front of building with additional parking in rear of property
- Building sits on 0.3 acres of land
- Offering Price: ~~\$500,000~~ \$499,000
 - What you get:
 - ±1,970 sf of renovated office space
 - ±985 sf of heated and cooled storage space
 - ±1,146 sf stand-alone storage facility
 - Total square footage: ±4,101
- Lease Price: \$3,000 per month – Net of utilities and janitorial



Wedgewood Ave
Magnolia Blvd

Acklen Ave

8th Ave S

Craighead St

810 Kirkwood Ave, Nashville, TN 37204

Kirkwood Ave

Belmont Blvd

Granny White Pike Ave S

Bransford Ave

Woodmont Blvd

Thompson Ln

Nolensville Pike

Glenrose



Pointer 36°07'22.51" N 86°46'15.60" W elev 471 ft

Streaming ||||| 100%

© 2010 Google

Eye alt 16032 ft