

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
International

CHAS. HAWKINS Co., Inc. / CORFAC INTERNATIONAL

AVAILABLE FOR SALE

830 KIRKWOOD AVENUE – 0.98 ACRES OF LAND



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

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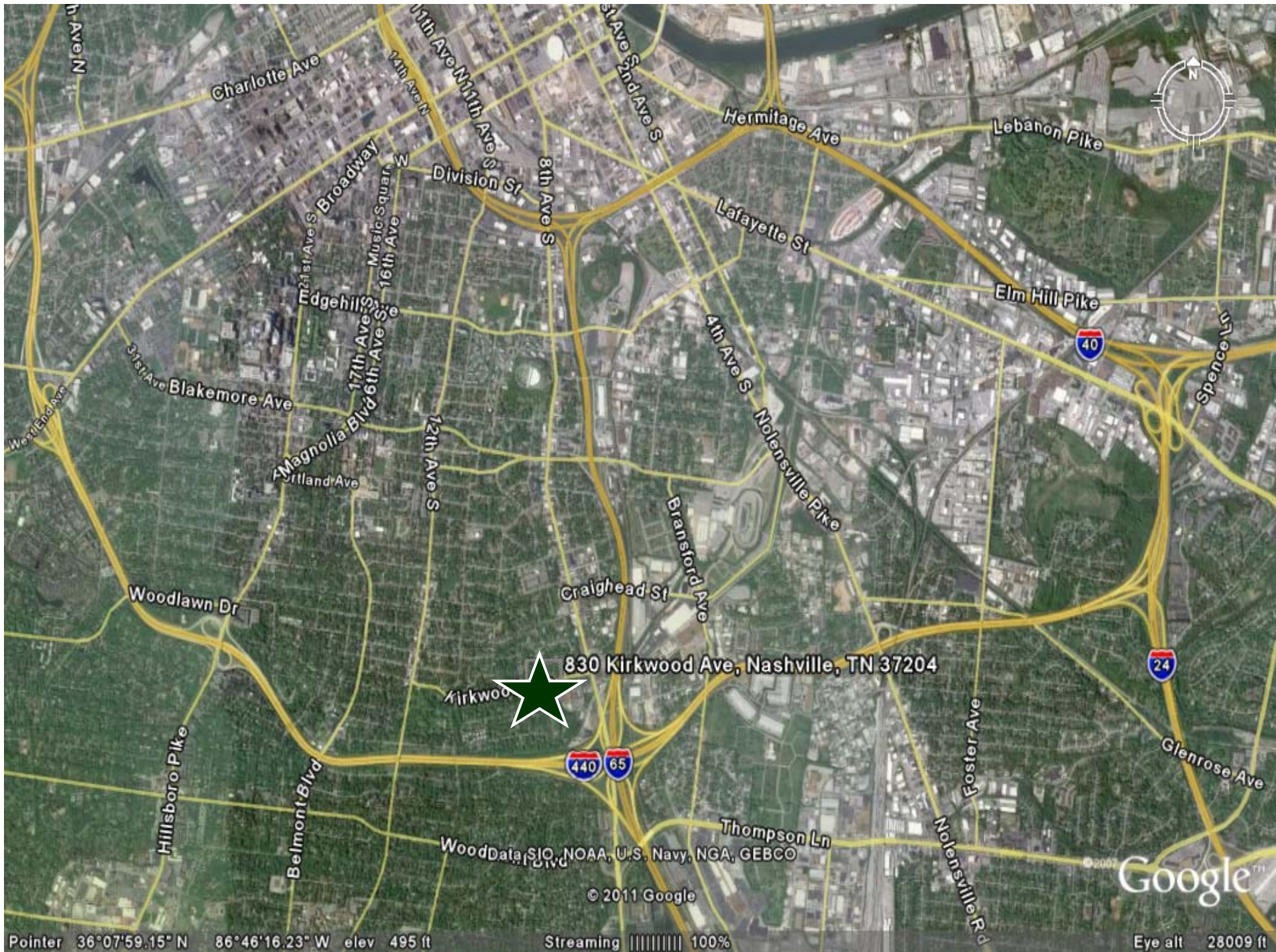
±8,784 Sq Ft Building on 0.98 Acres of Land for Sale

830 Kirkwood Avenue - \$550,000

*Property is located at corner of Kirkwood Ave & Vaulx Lane and is approximately 0.22 miles from Franklin Pike,
1.0 mile from 100 Oaks, and 2.60 miles from the new Nashville Convention Center*

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

- **SALE PRICE:**
 - **\$550,000 (\$62.61 PSF)**
- **TWO-STORY BUILDING WAS BUILT IN 1964**
 - **BRICK CONSTRUCTION**
 - **FORMER HOME OF THE GIRL SCOUTS AND CURRENTLY USED AS A DAY CARE FACILITY**
- **ACREAGE:**
 - **0.98 ACRES** OF LAND – **42,688.80** SQUARE FEET OF LAND
 - **SALE PRICE = \$12.50** PER SQUARE FOOT OF LAND
- **LOCATION: PROPERTY IS LOCATED AT THE CORNER OF KIRKWOOD AVE AND VAULX LANE, APPROXIMATELY 0.22 MILES FROM FRANKLIN PIKE, 1.0 MILE FROM 100 OAKS, AND 2.60 MILES FROM THE NEW NASHVILLE CONVENTION CENTER**
- **CURRENT ZONING – R10 WITH AN URBAN ZONING OVERLAY (UZO)**
 - **R10 ZONING: “LOW-MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 10,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS**
 - **BUILDING CAN BE USED BY A RELIGIOUS INSTITUTION OR DAY CARE FACILITY WITHOUT HAVING TO GO THROUGH A FULL ZONING CHANGE. ALTERNATIVE COMMERCIAL USES WOULD REQUIRE THAT THE PROPERTY BE REZONED**



830 Kirkwood Ave, Nashville, TN 37204

Kirkwood

Pointer 36°07'59.15" N 86°46'16.23" W elev 495 ft

Streaming ||||| 100%

Eye alt 28009 ft

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