

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
International

CHAS. HAWKINS Co., Inc. / CORFAC INTERNATIONAL

AVAILABLE FOR SALE

910 WEDGEWOOD AVE – 0.72 ACRES OF LAND



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

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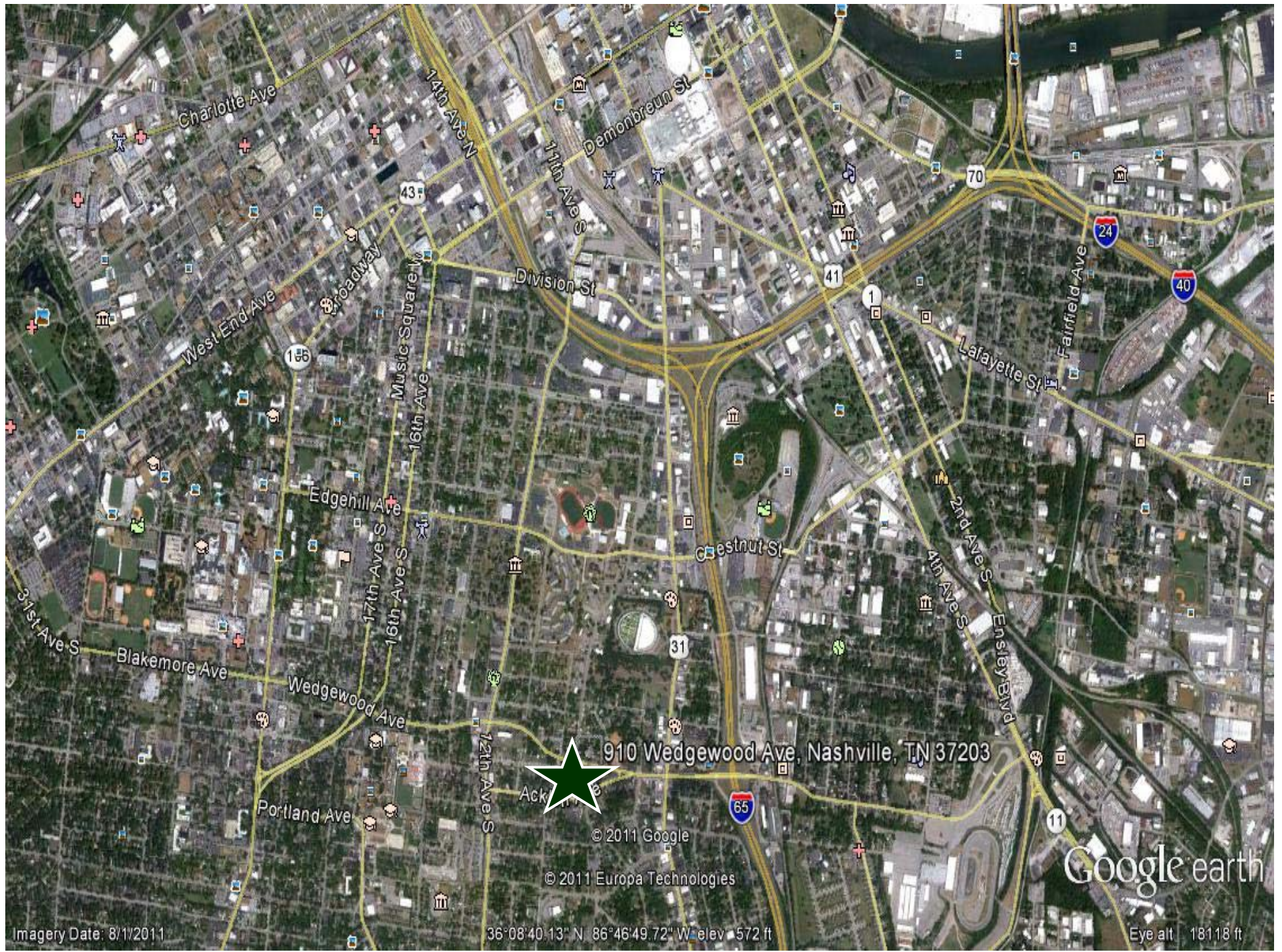
Bill Hawkins, SIOR
615.345.7204
bhawkins@chco.com

**±4,399 Sq. Ft. Building on 0.72 Acres of Land for Sale at
901 Wedgewood Avenue - \$595,000**

*Property is located approximately 0.25 miles from 8th Ave S & Wedgewood Intersection
and 1.40 miles from The Gulch*

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

- **SALE PRICE:**
 - **\$595,000 (\$135.26 PSF)**
- **ONE-STORY BUILDING WAS BUILT IN 1987**
 - BRICK CONSTRUCTION
 - CURRENTLY USED AS A DAY CARE FACILITY
 - FLOOR PLAN BELOW
- **ACREAGE:**
 - **0.72 ACRES** OF LAND – 31,363.20 SQUARE FEET OF LAND
 - SALE PRICE = \$18.97 PER SQUARE FOOT OF LAND
- **LOCATION: PROPERTY IS LOCATED APPROXIMATELY 0.25 MILES FROM THE 8TH AVE SOUTH & WEDGEWOOD AVE INTERSECTION, 1.40 MILES FROM THE GULCH, 1.5 MILES FROM THE NEW NASHVILLE CONVENTION CENTER SITE**
- **CURRENT ZONING – R8 WITH AN URBAN ZONING OVERLAY (UZO)**
 - **R8 ZONING: “MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 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 ZONING CHANGE. ALTERNATIVE COMMERCIAL USES WOULD REQUIRE THAT THE PROPERTY BE REZONED



910 Wedgewood Ave, Nashville, TN 37203

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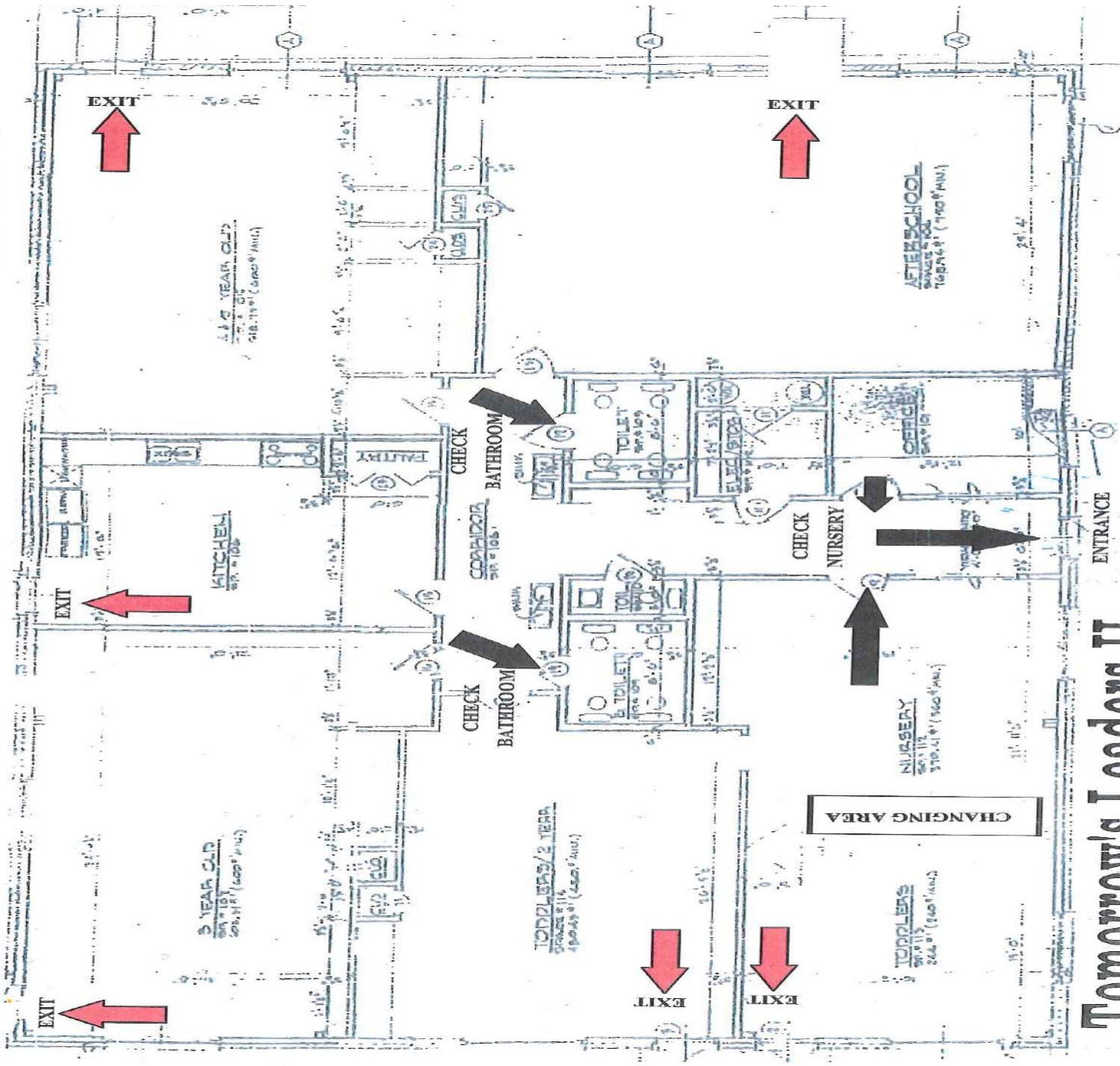
Google earth

Imagery Date: 8/1/2011

36°08'40.13" N 86°46'49.72" W elev 572 ft

Eye alt 18118 ft

EVACUATION PLAN



Tomorrow's Leaders II
910 Wedgewood Ave.

EXIT (red arrow)
CHECK POINTS (black arrow)