

FOR SALE

Net Leased Investment Property

±15,300 SF
on ±1.10 Acres

963 3rd Avenue North
Nashville, Davidson County, Tennessee



Sale Price: \$1,295,000

- ±1,800 sf Office Area
- ±6,500 sf Air Conditioned Shop Space
- ±7,000 sf Warehouse
- 12' 9" Clear Height
- 1 Drive-in Door
- 1 Dock Well
- ±1.10 Acre Fenced Site
- Zoned IG: Located in the Phillips-Jackson Redevelopment District & in an MDHA _____ Overlay District
- Block Construction with Wood Trusses
- Map 82-13, Parcel 326
- 2009 Taxes: \$11,298.03
- Lease Term: December 1, 1999 – November 30, 2014
- Net Rent: \$6,320 per month
- Expenses, Repairs & Replacements: By Tenant
- The Lease Has Personal Guarantees

Exclusively Listed By:

Chas. Hawkins Co., Inc./CORFAC International

Chad Grout

Patrick Brakefield, SIOR

615.345.7232

615.345.7206

cgrout@chco.com

pbrakefield@chco.com

776 Melrose Avenue, Nashville, Tennessee

615.256.3189 phone / 615.254.4026 facsimile

www.chashawkins.com

