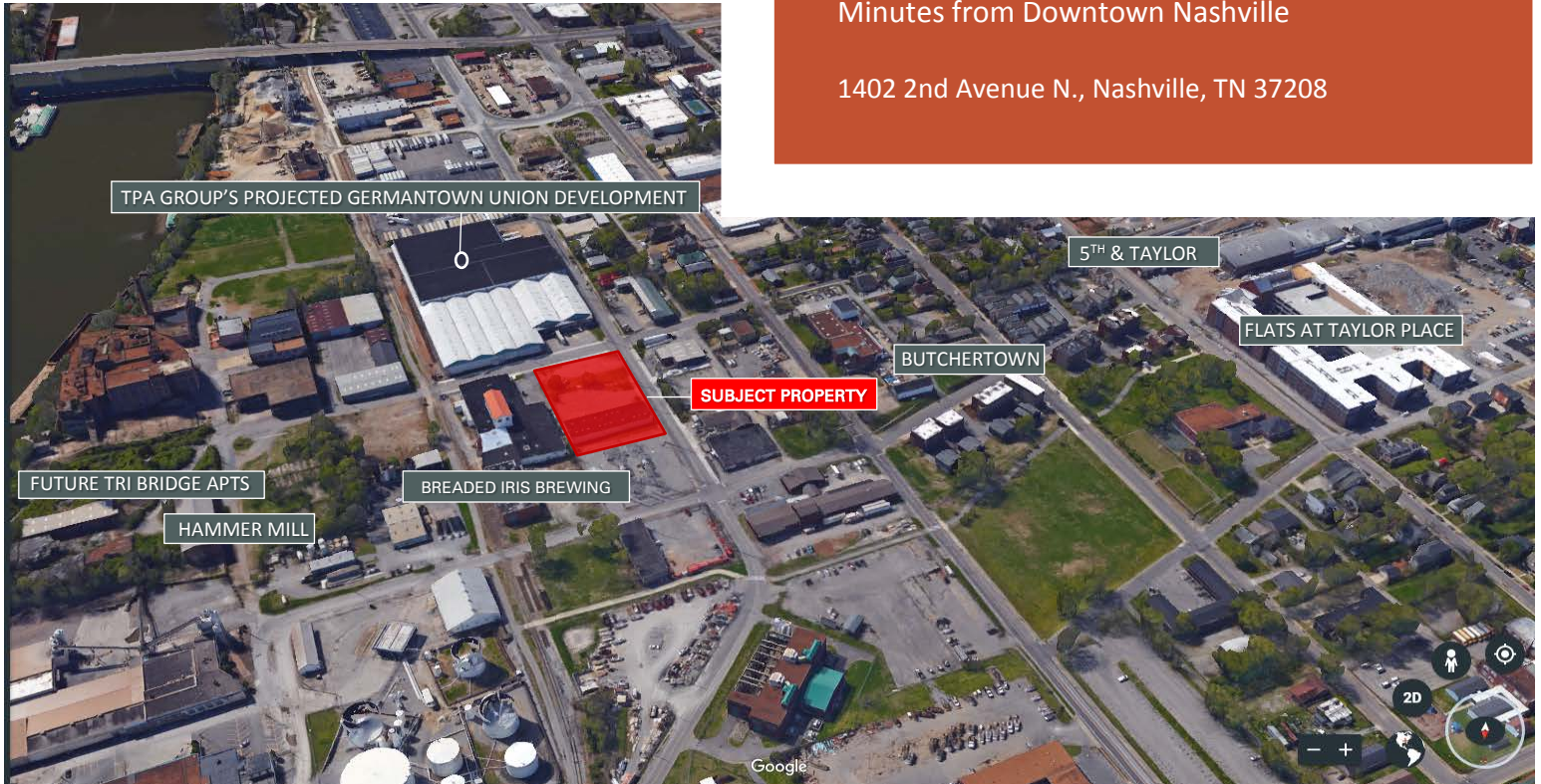


# FOR SALE

±1.17 Acres

Prime Location in Rapidly Growing Germantown,  
Minutes from Downtown Nashville

1402 2nd Avenue N., Nashville, TN 37208



## HIGHLIGHTS

- ±10,200 SF Warehouse
- Price: \$4,250,000
- ±1.17 Acres
- Zoned IR
- Prime location in Historic Germantown (one of Nashville's most vibrant, fast-growing neighborhoods), minutes from downtown Nashville



**Clancy Hoban, CCIM**  
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Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
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T: 615.256.3189 / F: 615.254.4026

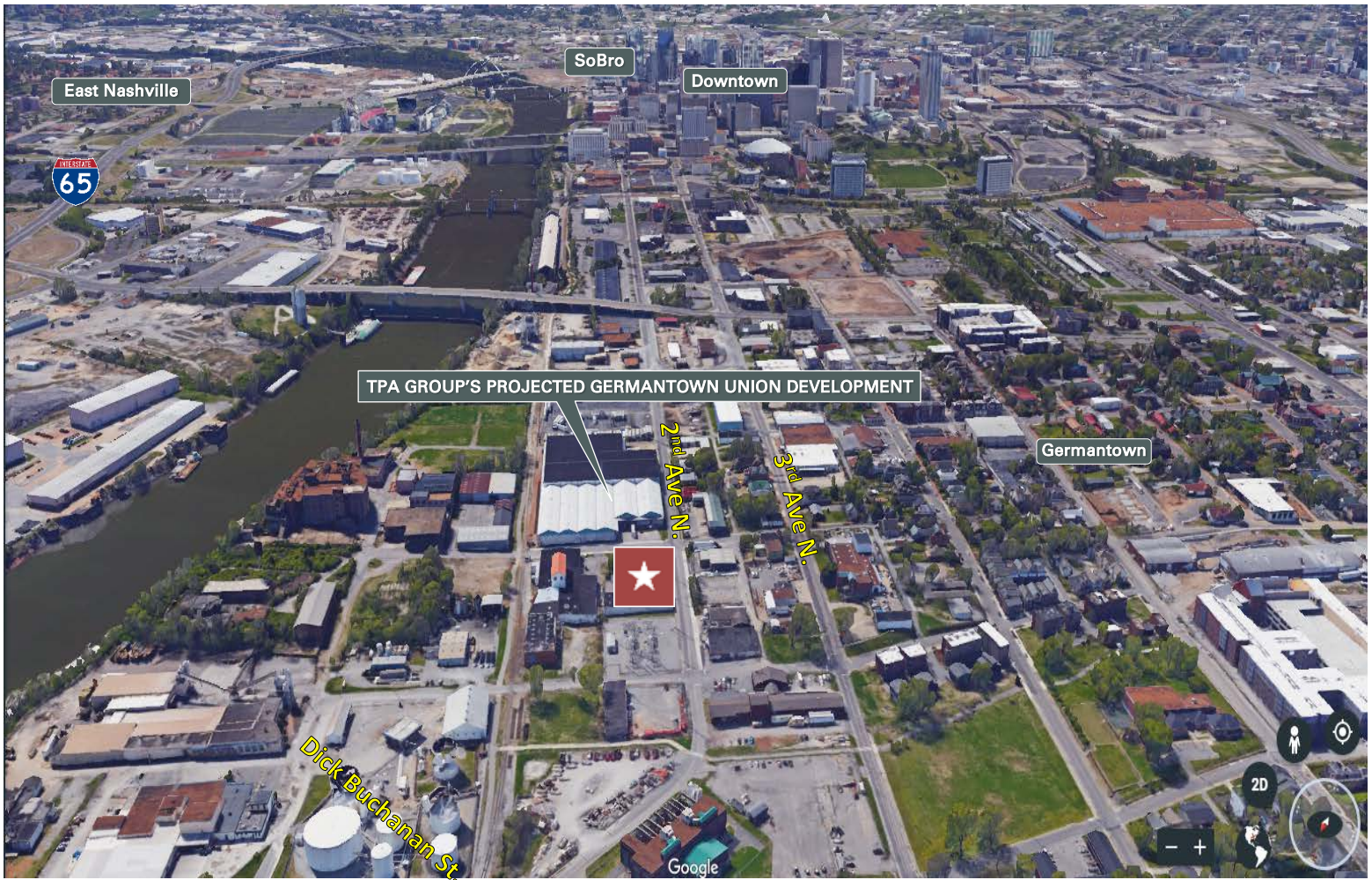
For Sale  
±1.17 Acres  
Land for Redevelopment

1402 2nd Avenue N.  
Nashville, TN 37208  
Davidson County

CHARLES  
HAWKINS CO.

## BUILDING SPECIFICATIONS

- Visible corner lot in the heart of Germantown
- Ideal for commercial/residential redevelopment
- ±1.17 Acres
- Map 82-9; Parcel 469 & 470
- Currently zoned IR
- 2016 Taxes: \$7,458.79



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