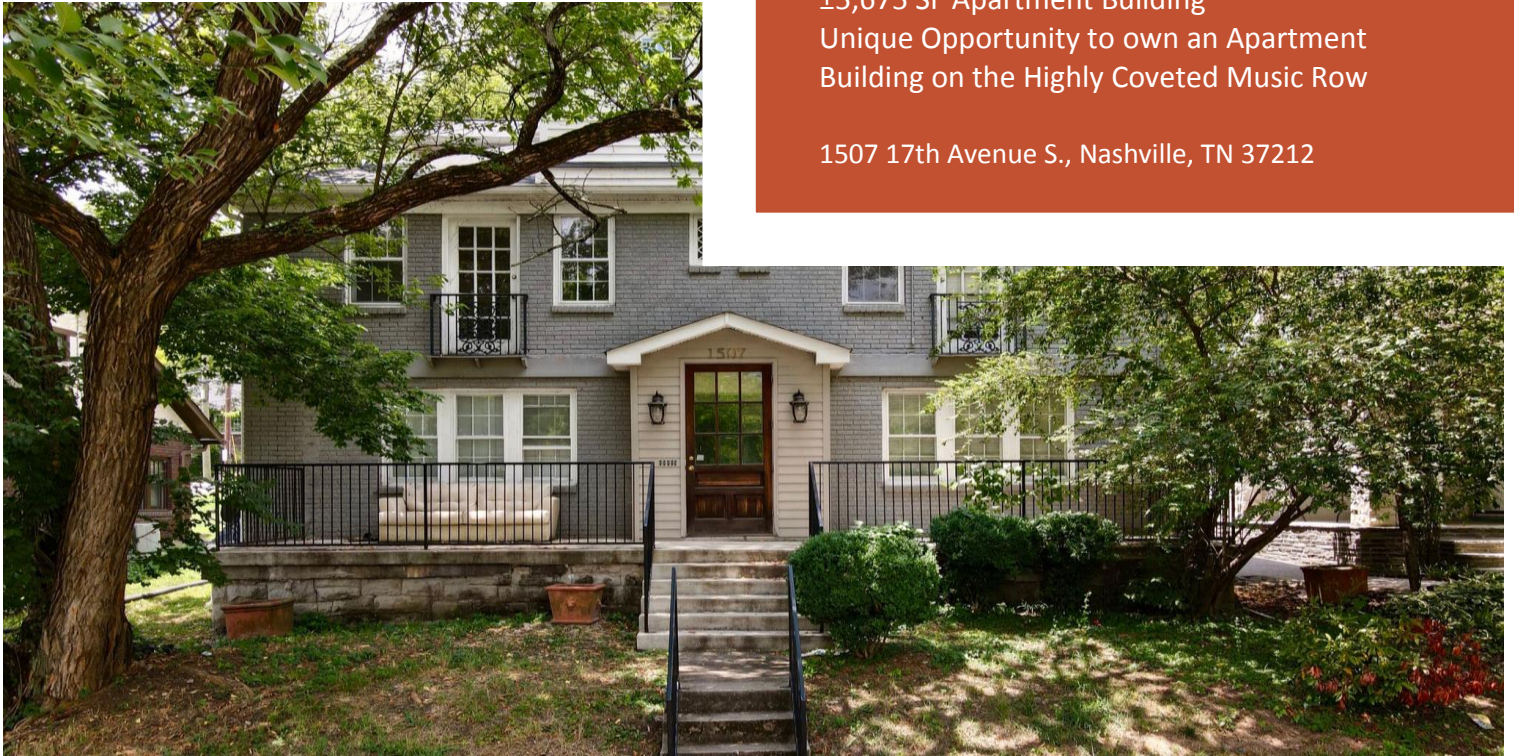


FOR SALE

REDUCED PRICE

±5,675 SF Apartment Building  
Unique Opportunity to own an Apartment  
Building on the Highly Coveted Music Row

1507 17th Avenue S., Nashville, TN 37212



## HIGHLIGHTS

- ±5,675 square feet (±1,476 unfinished basement)
- **Reduced Price: \$1,500,000**
- Great Opportunity to Own a Music Row Apartment Building
- 5 existing apartment units
- Average gross income of just under \$8,000 per month over the last several years
  - Average market rents for apartments in the Music Row is north of \$3.00 psf—Current rents for 1507 17th are under \$2.00 psf
- Recent Music Row area sales:
  - 1025 17th - \$351 psf
  - 1029 17th - \$652 psf
  - 1031 17th - \$399 psf
  - 1109 16th - \$461 psf
  - 116 20th - \$408 psf
- OR 20 Zoning
- Walking distance from the back parking lot to Vanderbilt
- Upside in rent growth with cosmetic improvement
- Prime Music Row location



**R. Stephen Prather**  
Senior Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

**For Sale**  
 ±5,675 SF Available  
 Apartment Building

1507 17th Avenue S.  
 Nashville, TN 37212  
 Davidson County

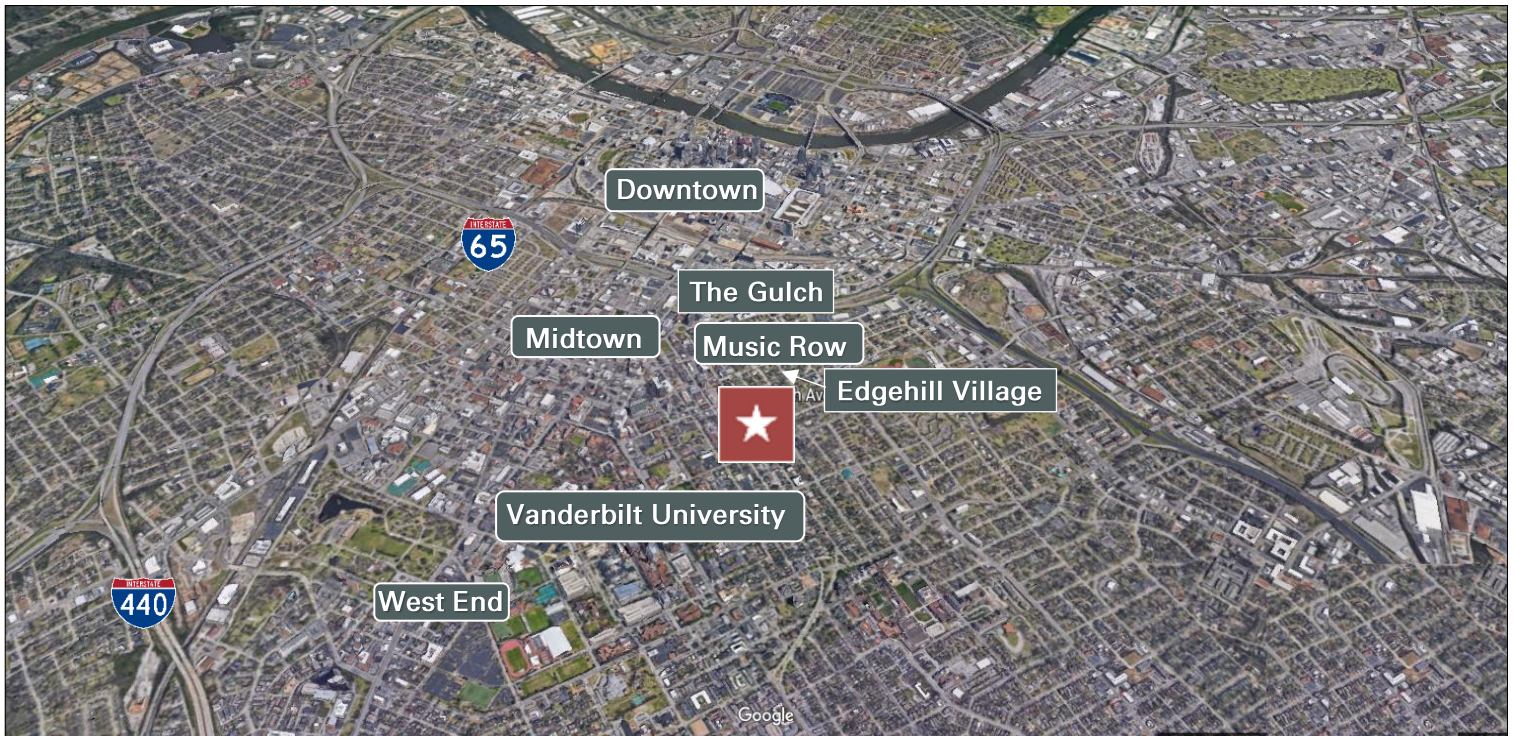
**CHARLES  
 HAWKINS CO.**

**DEMOGRAPHICS / AERIAL**

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
 Population	25,279	119,880	226,908
 HH Income	\$62,402	\$67,345	\$62,721
 Households	9,707	54,108	97,270

 **Traffic Count on 17th Ave S.**  
 7,926 (AADT)



**R. Stephen Prather**  
 Senior Vice President  
 O: 615.345.7254  
 sprather@charleshawkinsco.com

Exclusively listed by:  
 Charles Hawkins Co. / CORFAC International  
 760 Melrose Avenue  
 Nashville, TN 37221  
 T: 615.256.3189 / F: 615.254.4026

For Sale  
±5,675 SF Available  
Apartment Building

1507 17th Avenue S.  
Nashville, TN 37212  
Davidson County

CHARLES  
HAWKINS CO.

## PHOTOS



**R. Stephen Prather**  
Senior Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

For Sale  
±5,675 SF Available  
Apartment Building

1507 17th Avenue S.  
Nashville, TN 37212  
Davidson County

CHARLES  
HAWKINS CO.

## DRONE PHOTOS



**R. Stephen Prather**  
Senior Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026