

FOR SALE

±3,752 SF Available

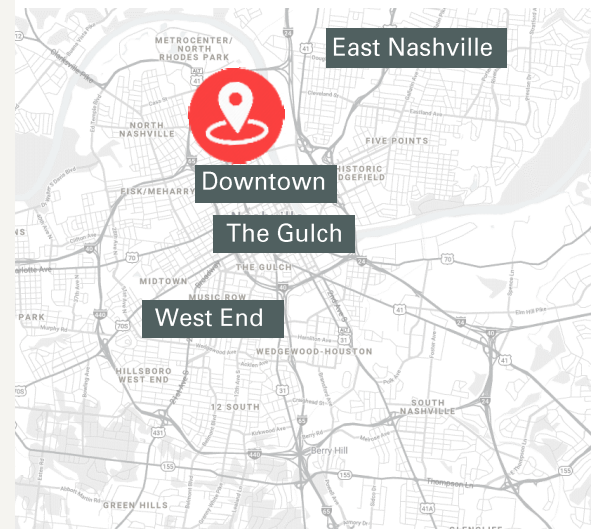
Opportunity to Own a Fully Restored Commercial Building in the Heart of the Historic Germantown Neighborhood

1406 5th Ave N., Nashville, TN 37208



HIGHLIGHTS

- Opportunity to own a commercial building in one of the most walkable communities in Nashville
- Germantown is one of Nashville's oldest and most unique neighborhoods known for its historical architecture
- ±3,752 SF Stand-alone commercial building
- Sale Price: \$2,899,000
- Fully restored historic home blends the charm of its pre-1860 origins with modern comforts
- Many of the original features such as the brick, beams, floors, and windows have been meticulously preserved
- Detached accessory dwelling unit (DADU) with a two-car garage provides both parking and an excellent income opportunity
- New deck was recently added
- MUN zoning with a Historic Preservation Overlay ([Link to Zoning Table](#))
- Located across from the renowned 5th & Taylor restaurant
- Site is within walking distance of several highly touted restaurants, eclectic retail boutiques, and First Horizon Park
- Surrounded by numerous high profile developments
- Nestled minutes from downtown Nashville



Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
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Fridrich & Clark Realty, LLC
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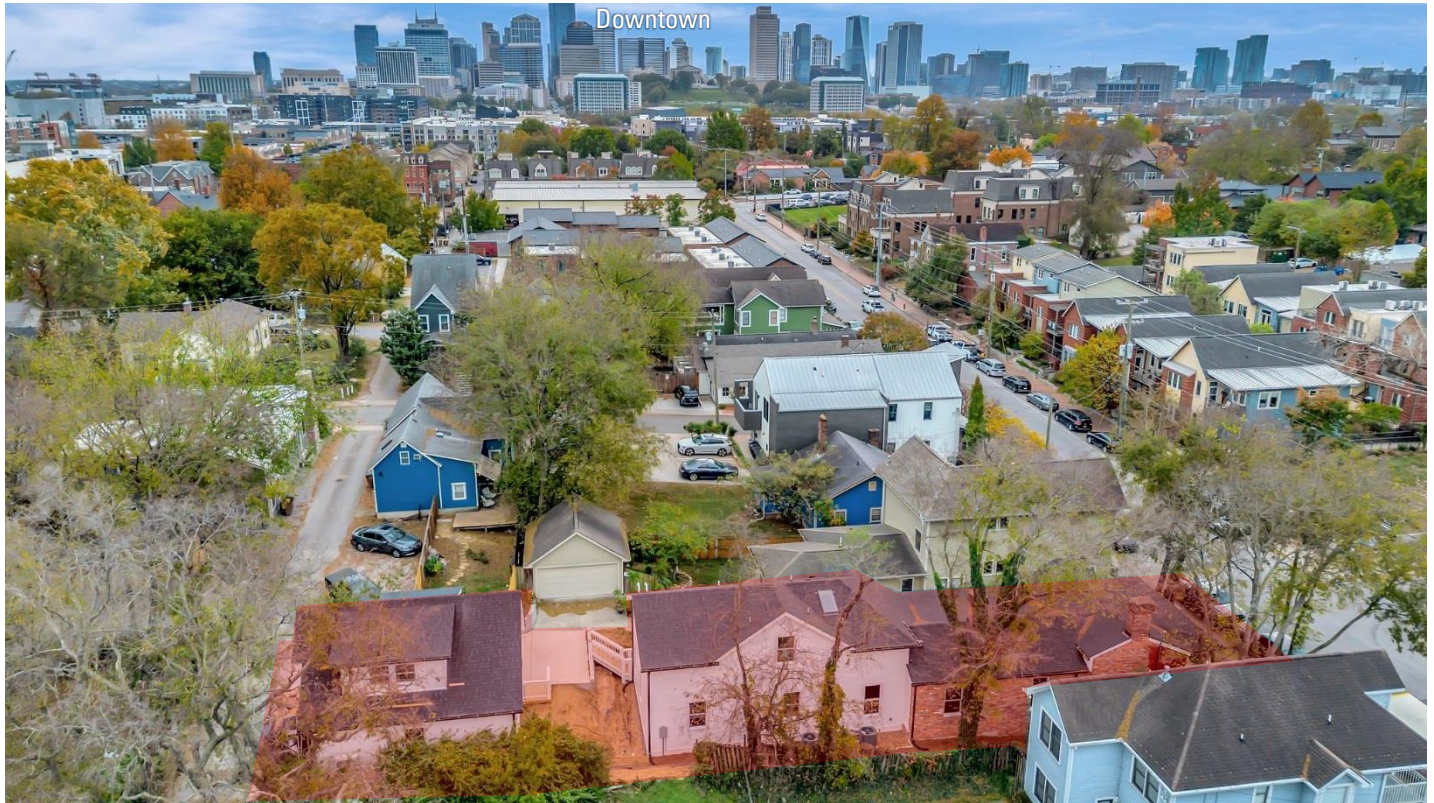
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For Sale
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Commercial Building

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Davidson County

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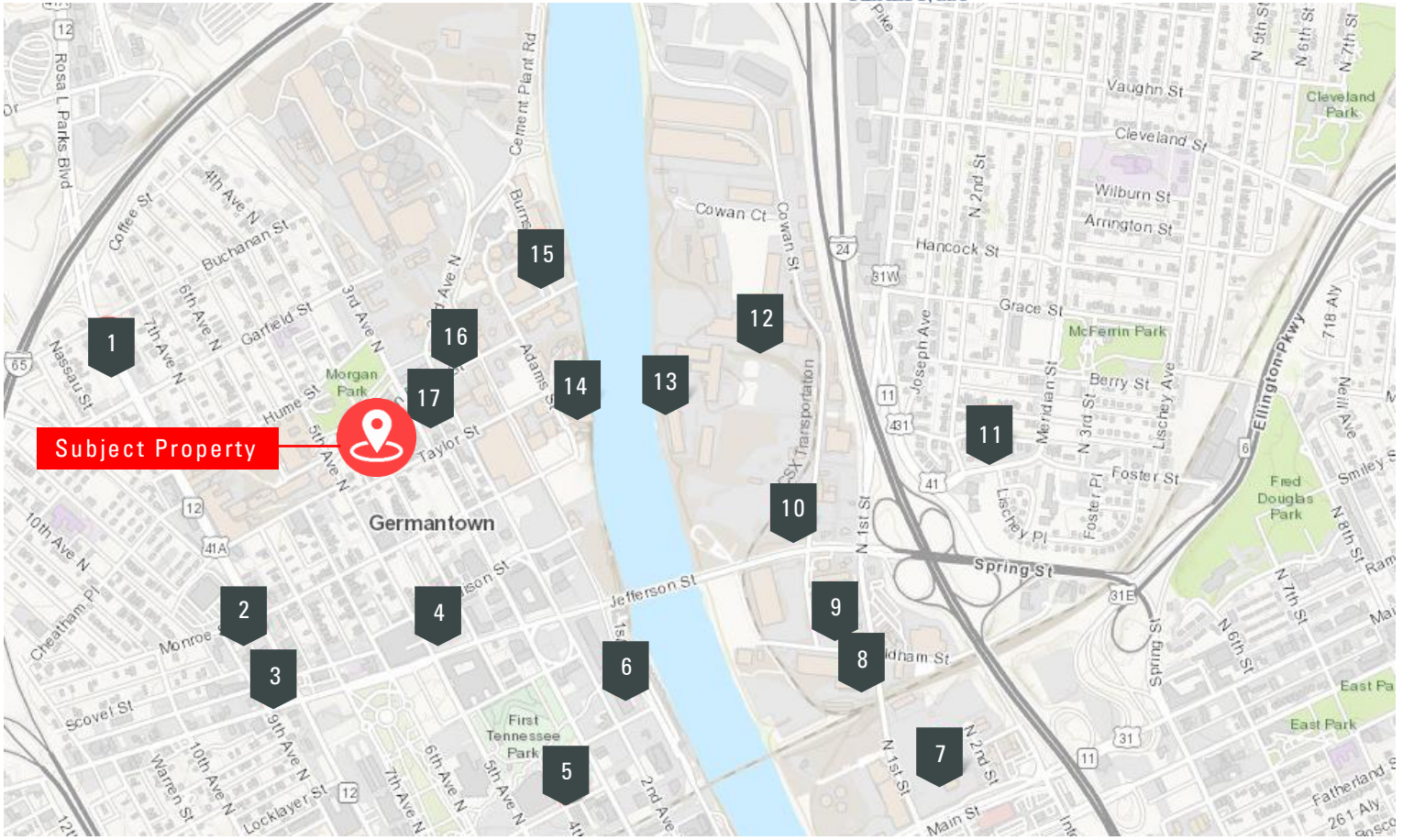
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NOTABLE AREA DEVELOPMENTS

NBJ Crane Watch

- 1. Towne Nashville Apartments**
329-unit apartment complex.
- 2. 801 Monroe**
Apartment units and retail space spanning a 10-story building facing Rosa L. Parks Boulevard, a five-story building facing Monroe Street and a four-story building facing Ninth Avenue North.
- 3. The Verse Rentals**
Furnished apartment rentals.
- 4. Hill Center Germantown**
110,000 square feet of office space, 42,000 square feet of retail, 20,000 square feet of residential, nine townhomes and parking.
- 5. Ballpark Village**
Apartment units and 17,000 square feet of retail and restaurant space around First Horizon Park.
- 6. Proffitt Dixon Germantown apartments**
Phase one: six-story building housing 339 apartment units. Phase two: another building with office, retail and more apartments.
- 7. Station East**
18-acre project with 1,400 residential units, 1.2 million square feet of office, at least 225,000 square feet of retail and more than 600 hotel rooms.
- 8. Stillwater Capital East Bank apartments**
Five-story, 370-unit apartment building with pool deck, sky lounge and indoor and outdoor fitness areas.
- 9. Range Water apartments**
350 apartment units on 3.6 acres.
- 10. East Bank hotel and mixed-use**
Two-building project with hotels and mixed-use tower.
- 11. Riverchase redevelopment**
1,150 residential units.
- 12. River North**
Redevelopment of 105 acres on Cumberland River's East Bank. Includes apartments, office (including an Oracle Corp. tech hub), retail and more by multiple private developers.
- 13. The Landings at River North**
Mixed-use development including 1,100 residential units, at least 158,000 square feet of office and retail.
- 14. Neuhoff**
Revitalization of former slaughterhouse into mixed-use development with office, apartments and retail.
- 15. Modera Germantown**
800-unit apartment complex.
- 16. 2nd & Van Buren**
303 units across two seven-story buildings near the Cumberland and Magdeburg greenways in east Germantown.
- 17. Germantown condos**
Seven-story building with roughly 100 condos.

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KEY LOCATIONS

- 1. **Sounds Stadium**
- 2. **State Capitol**
- 3. **Nissan Stadium**

AREA AMENITIES

5TH & TAYLOR
american restaurant

SAINT STEPHEN

The **OPTIMIST**
NASHVILLE

BUTCHERTOWN HALL

Henrietta Red

PELATO

AREA DEVELOPMENTS

- 1. **River North**
Redevelopment of 105 acres to 1.3 million square foot mixed-use project (several phases)
- 2. **Modera Germantown**
800-unit apartment complex
- 3. **Neuhoff**
Revitalization of former slaughterhouse into mixed-use development
- 4. **Germantown condos**
Seven-story building with roughly 100 condos
- 5. **2nd & Monroe**
Proposed 217 apartments
- 6. **Taylor Place**
330 apartments; 83,000 square feet of office/retail space

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