

FOR SALE | FLEXIBLE MIXED-USE PROPERTY

# 206 S 11th St, Nashville, TN

NASHVILLE, TENNESSEE



Jamie Brandenburg, SIOR  
Commercial Real Estate Advisor  
jamie@realequitycre.com  
615.487.2100

Wes Wray  
Commercial Real Estate Advisor  
wes@realequitycre.com  
270.320.7522

THE ———  
**REAL EQUITY**  
————— GROUP

COMPASS RE  
COMMERCIAL



## PROPERTY OVERVIEW

206 S. 11th Street is a flexible mixed-use property in the heart of East Nashville offering approximately 2,257 square feet (measured). Zoned MUL-A (Mixed-Use Limited Alternative), the property is thoughtfully configured into two distinct spaces, with one half operating as a short-term Airbnb and the other serving as a commercial office. This unique layout offers income potential while accommodating various owner-user or investment strategies.

The property has also been upgraded with an owned solar panel system (installed approximately 2–3 years ago) and an energy-efficient geothermal heat pump, significantly reducing operating costs. According to the seller, annual electric expenses average approximately \$2,500, or approximately \$1.11 per square foot annually, despite the property's mixed-use operation, which includes a continuously running commercial office and a frequently occupied Airbnb.

Additional features include a fully fenced front and rear yard, a spacious backyard, and convenient alley access. Located just blocks from East Nashville's Five Points district, the property is surrounded by popular restaurants, coffee shops, retail, and entertainment while offering quick access to Downtown Nashville.



206 S 11th St, Nashville, TN  
NASHVILLE, TN  
FOR SALE | FLEXIBLE MIXED-USE PROPERTY

THE  
REAL EQUITY  
GROUP

## PROPERTY DETAILS

|                  |                               |
|------------------|-------------------------------|
| Address          | 206 S. 11th St, Nashville, TN |
| County           | Davidson County               |
| Sale Price       | \$1,995,000                   |
| Asset Type       | Mixed-Use (Office / NOO-STR)  |
| Building Size    | ±2,257 SF (measured)          |
| Land Area        | 0.17 Acres                    |
| Year Built       | 1920                          |
| Zoning           | MUL-A                         |
| Parking          | Street Parking + Alley Access |
| Current Use      | Mixed-Use (Airbnb + Office)   |
| Delivered Vacant |                               |

## ENERGY EFFICIENCY

- Owned solar panel system (installed approximately 3 years ago)
- Geothermal heat pump
- Average annual electric costs of approximately \$2,500
- Approximately \$1.11/SF per year in electric expenses





## PROPERTY HIGHLIGHTS

- ±2,257 SF mixed-use building (measured)
- MUL-A (Mixed-Use Limited Alternative) zoning
- Configured for Airbnb and commercial office use
- Owned solar panel system (installed approximately 3 years ago)
- Energy-efficient geothermal heat pump
- Seller-reported annual electric costs of approximately \$2,500\*
- Fully fenced front and rear yard
- Rear alley access
- Walkable to Five Points restaurants, coffee shops, and retail
- Minutes from Downtown Nashville



206 S 11th St, Nashville, TN  
NASHVILLE, TN  
FOR SALE | FLEXIBLE MIXED-USE PROPERTY

THE  
REAL EQUITY  
GROUP

## FLOOR PLAN





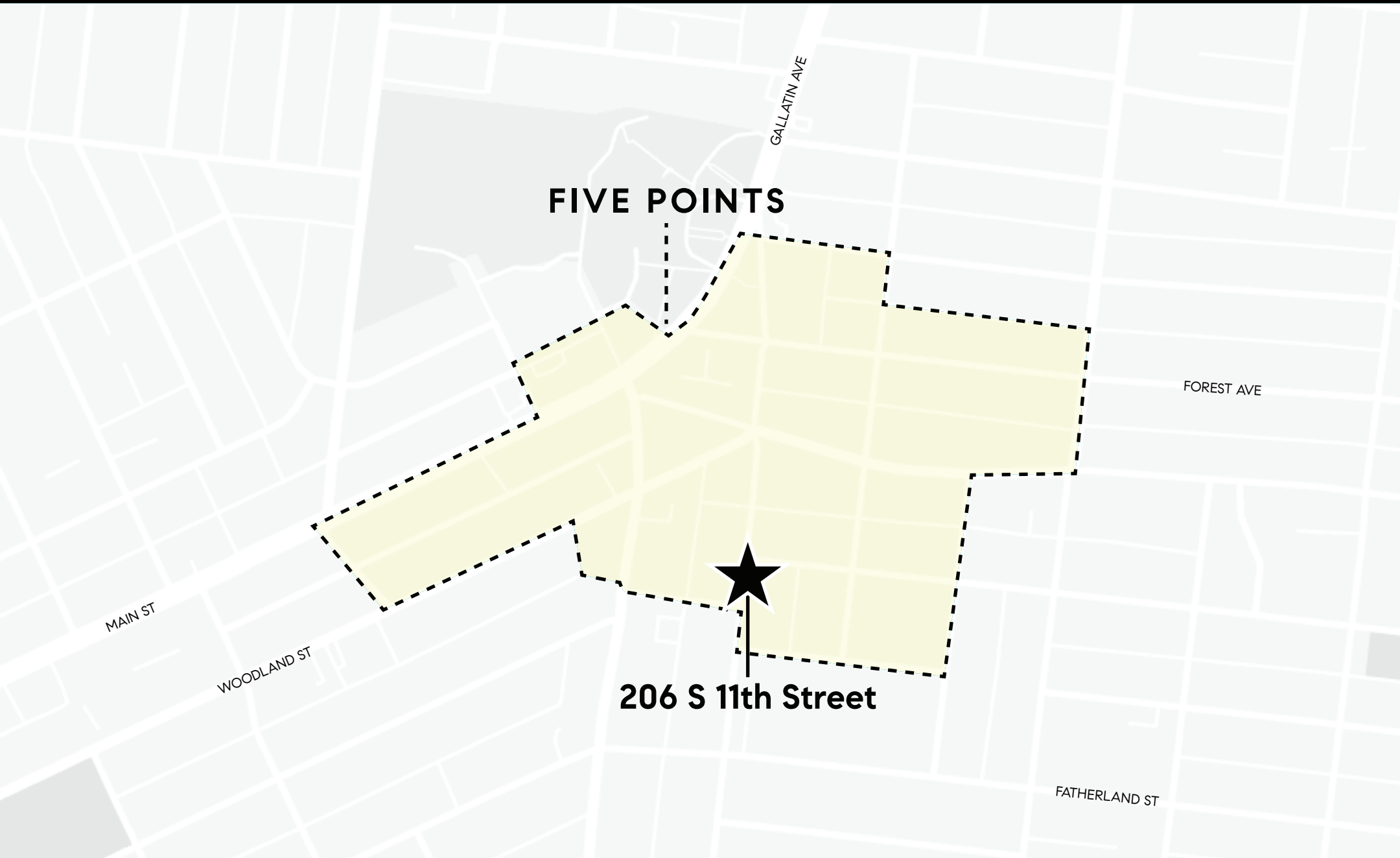
206 S 11th St, Nashville, TN  
NASHVILLE, TN  
FOR SALE | FLEXIBLE MIXED-USE PROPERTY

THE  
REAL EQUITY  
GROUP



206 S 11th St, Nashville, TN  
NASHVILLE, TN  
FOR SALE | FLEXIBLE MIXED-USE PROPERTY

THE  
REAL EQUITY  
GROUP





FOR SALE | FLEXIBLE MIXED-USE PROPERTY

# 206 S 11th St, Nashville, TN

NASHVILLE, TN



Jamie Brandenburg, SIOR  
Commercial Real Estate Advisor  
jamie@realequitycre.com  
615.487.2100

Wes Wray  
Commercial Real Estate Advisor  
wes@realequitycre.com  
270.320.7522

THE  
REAL EQUITY  
GROUP

COMPASS RE  
COMMERCIAL

The Real Equity Group, LLC is a team of real estate agents affiliated with Compass RE, a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), such should be independently verified, and The Real Equity Group, LLC and Compass expressly disclaim any liability in connection therewith.