

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

Presented By:  
Tammy Varallo



# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Details

**Price: \$1,650,000**

- Over 30,000 cars a day pass by the front of this property -exceptional frontage visibility on a high-traffic corridor
- Billboard included with property - use or lease for additional revenue
- Corner Lot adjacent to BMW dealership with outstanding street presence
- Move-in ready with minimal build-out required
- 1.8 miles from Belle Meade Village - a \$475M mixed-use development arriving 2028
- Just 4 miles from downtown Nashville, 2 blocks from I-40 access

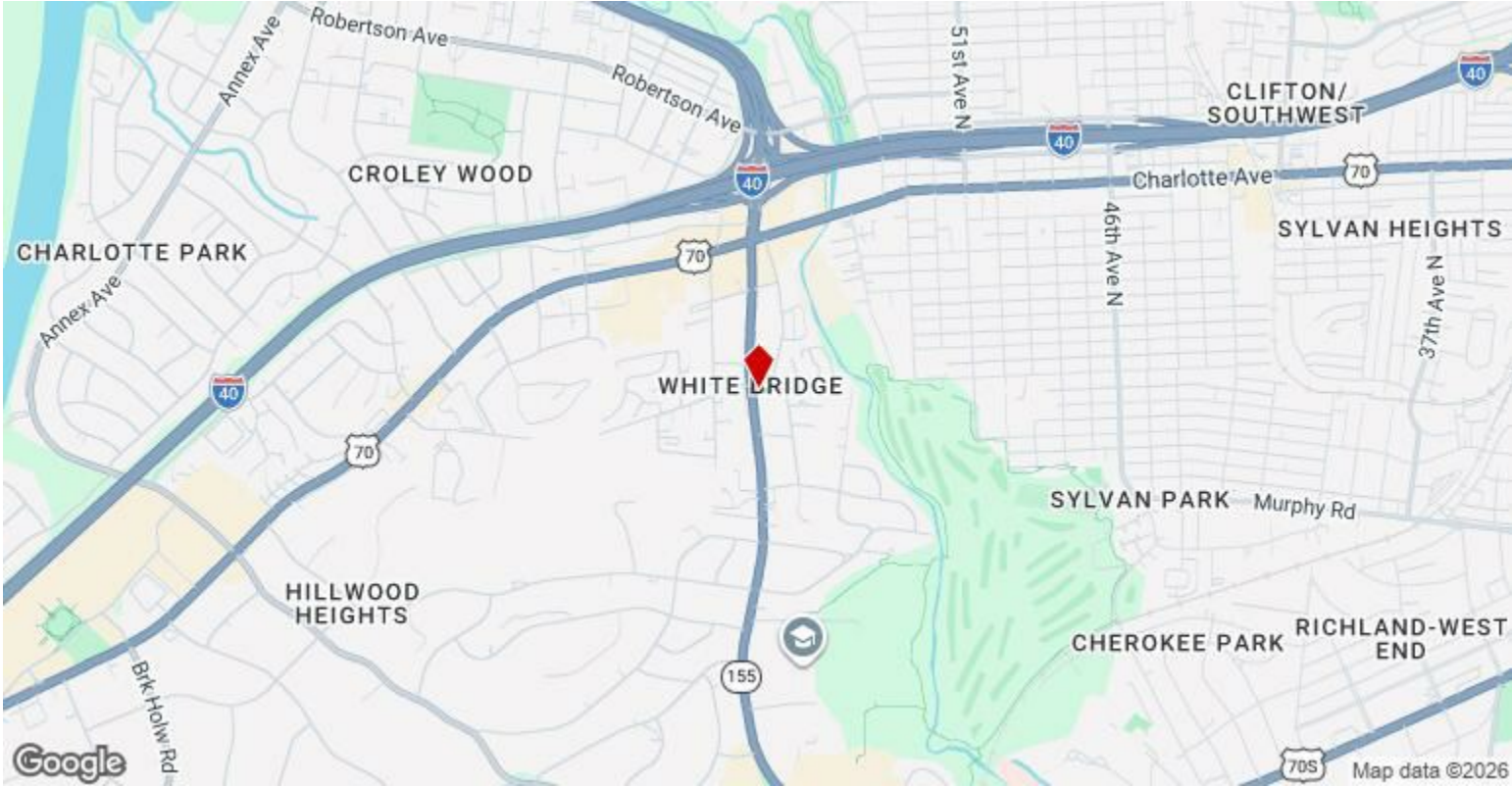
View the full listing here: <https://www.loopnet.com/Listing/296-White-Bridge-Pike-Nashville-TN/38644868/>

|                        |                     |
|------------------------|---------------------|
| Price:                 | \$1,650,000         |
| Property Type:         | Office              |
| Property Subtype:      | Loft/Creative Space |
| Building Class:        | B                   |
| Sale Type:             | Owner User          |
| Lot Size:              | 0.15 AC             |
| Gross Building Area:   | 3,628 SF            |
| Rentable Building Area | 2,450 SF            |
| :                      |                     |
| Sale Conditions:       | Build to Suit       |
| No. Stories:           | 2                   |
| Year Built:            | 1978                |
| Tenancy:               | Multi               |
| Parking Ratio:         | 8.16/1,000 SF       |
| Zoning Description:    | CS                  |
| APN / Parcel ID:       | 103-02-0-141        |

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Location



# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



Building Photo

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

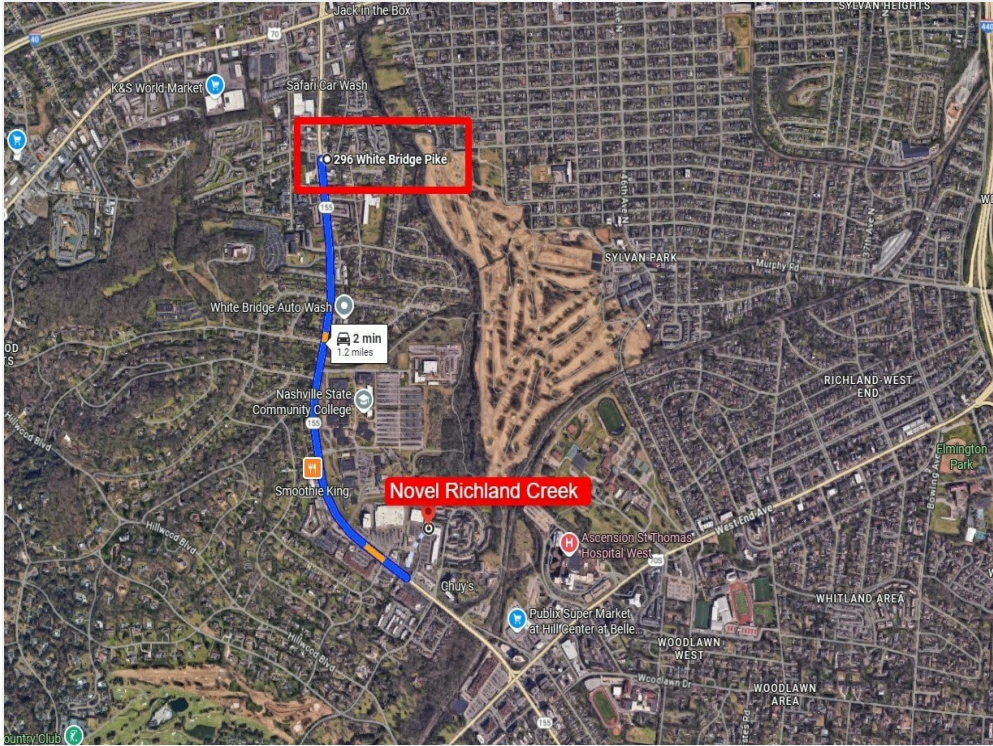
# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike

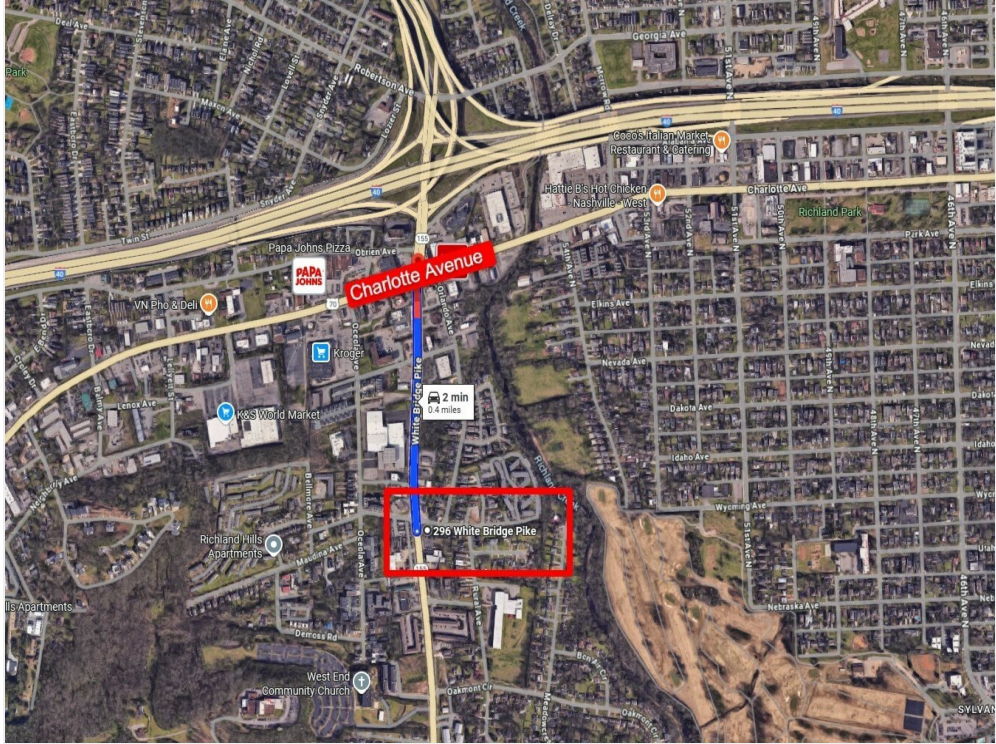


296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike

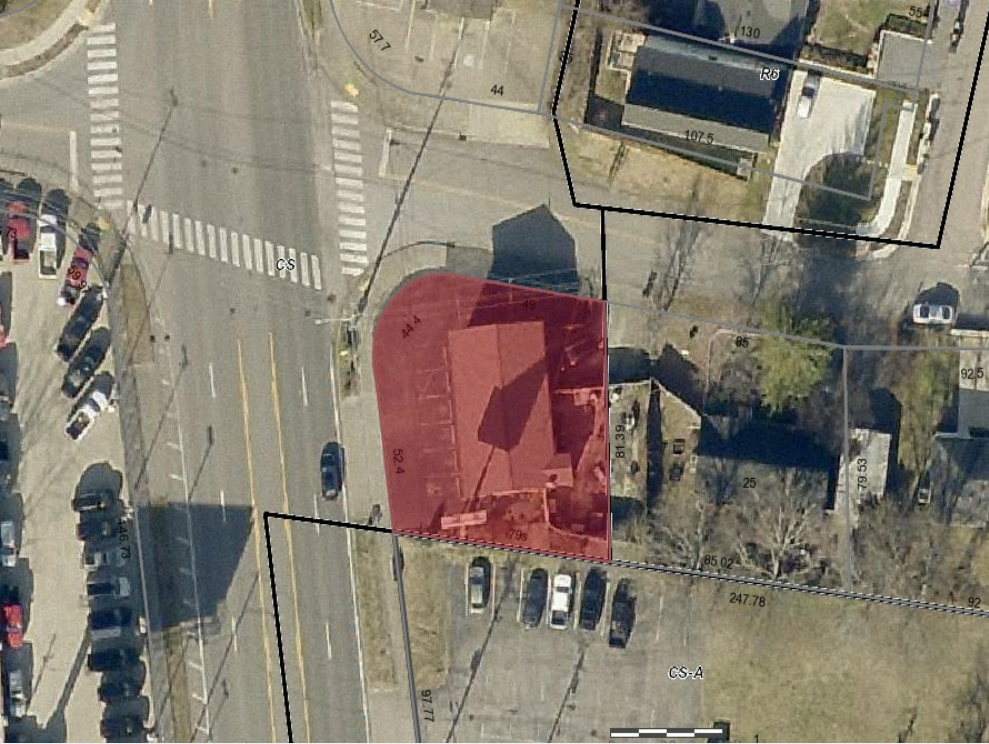


296 White Bridge Pike

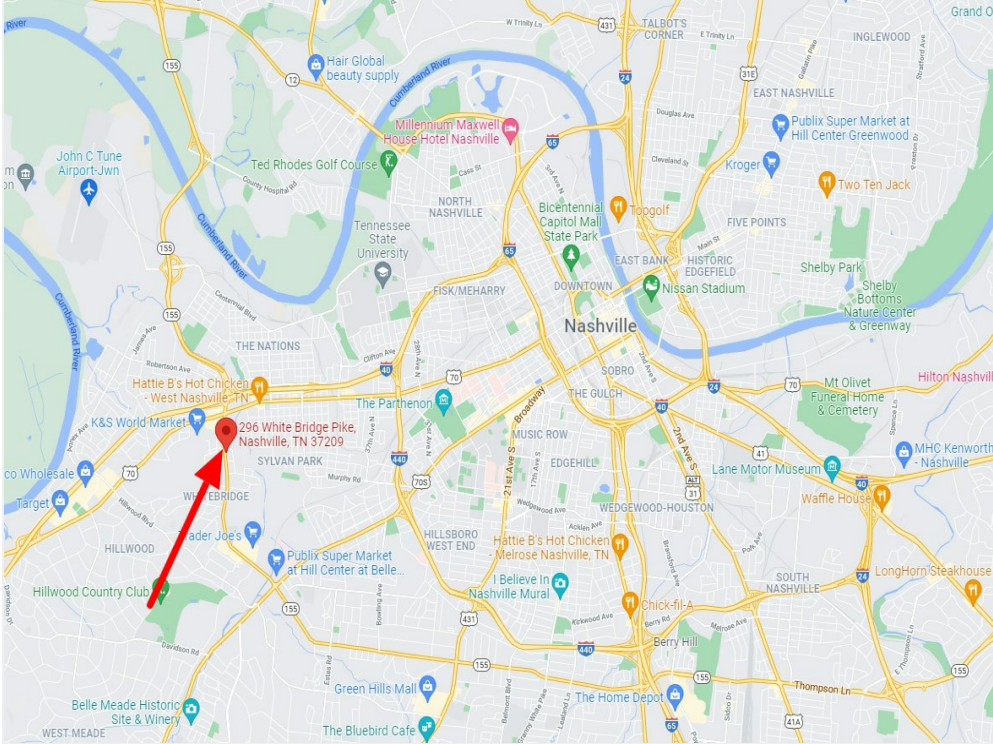
# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209

## Property Photos



296 White Bridge Pike

# Commercial Office - Owner Use

296 White Bridge Pike, Nashville, TN 37209



**Tammy Varallo**

[varalloinsurance@gmail.com](mailto:varalloinsurance@gmail.com)

(615) 397-8138

**Tammy Varallo**

296 White Bridge Pike

Nashville, TN 37209