



\$495,000

804 SHELBY AVE, NASHVILLE, TN, US, 37206

<https://thecottagerealty.com>

Investor Alert! Prime Nashville Opportunity! Available now in a historic neighborhood, approved plans for a 2-dwelling home just minutes from downtown! Main Dwelling: 4 Bedrooms, 3 Baths
Secondary Dwelling: 2 Bedrooms, 2 Baths Great NOI Potential!
This property is perfectly positioned for both rental income and long-term appreciation. Don't miss your chance to invest in [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 1037 sq ft

Rooms



Room type	Dimensions
Bedroom 1	10x10
Bedroom 2	10x10
Kitchen	15x10
Living Room	13x11

Building Details

NewConstructionYN: No
Basement: Other

Heating: Central
Exterior material: Brick

Amenities & Features

Waterfront available: No
AttachedGarageYN: No
PoolPrivateYN: No
Utilities: Electricity Available, Water Available

GarageYN: No
FireplaceYN: Yes
Cooling: Electric
Features: Den

