



**\$495,000**

## **804 SHELBY AVE, NASHVILLE, TN, US,**

<https://haileesellshomes.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

**Cooling features:** Electric

**Heating:** Central

**Exterior material:** Brick

**NewConstructionYN:** No

**Basement:** Other

## Amenities & Features

**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** Yes

**PoolPrivateYN:** No

**Utilities:** Electricity Available, Water Available

**Features:** Den

