

WHERE VIBRANCE  
MEETS HISTORY

# 213 PRINTERS ALLEY

NASHVILLE, TENNESSEE

2013

PRINTING

ALLEY

NASHVILLE

TENNIS

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## INVESTMENT HIGHLIGHTS

- Multi-Use building located between Broadway and Metro Courthouse on Historic 3rd Avenue North.
- The current zoning allowances (MUIA) provide an investor a multitude of options to reconfigure the building into different uses, or add an additional three floors in order to maximize density.
- First and Second Floors are both accessible from 3rd Ave North. All levels have direct Printers Alley.
- 1,000 SF +/- patio overlooking the Historic Printers Alley.
- Emerging adjacent new development in Nashville's Printers Alley includes 265 residential units, retail space, underground parking, amenities like a fitness center and dog park, and a rooftop patio with a pool. (See Page 18)

## OTHER POTENTIAL USES:

- RESTAURANT
- BAR / SPEAKEASY
- PRIVATE CLUB
- RETAIL
- OFFICE SPACE
- HOSPITALITY





# EXECUTIVE SUMMARY

CORE Real Estate has been exclusively retained by ownership to market for sale 213 Printers Alley, Nashville, TN (the “Property”), in Historic Printers Alley.

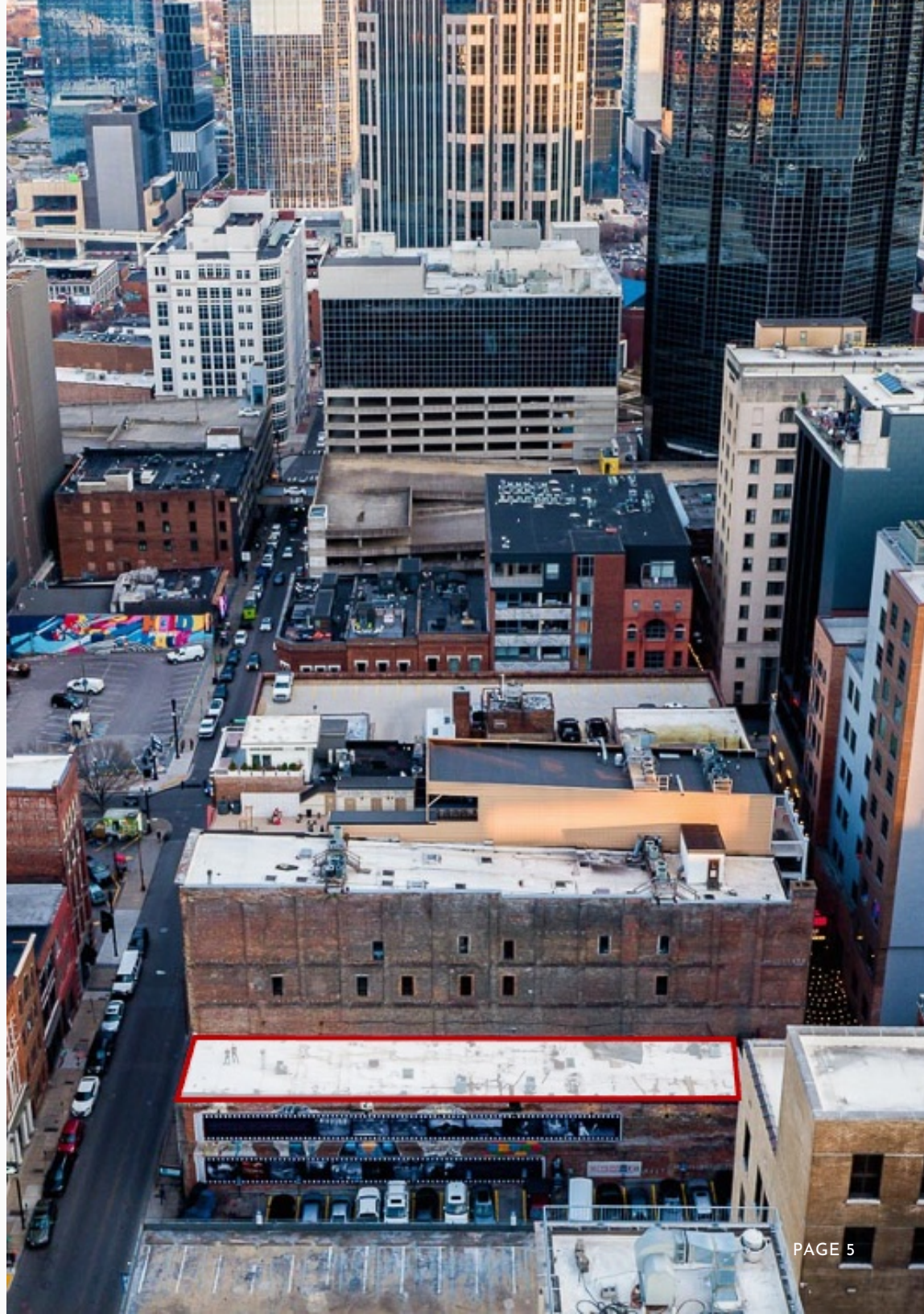
213 Printers Alley is a rare opportunity to acquire a stunning historic building situated in the heart of Downtown Nashville, Tennessee. The property features ± 14,500 gross building area of mixed-use space. The first level is designed as a five-bedroom, three-bath short-term rental (STR), while the second and third levels are configured as a six-bedroom, six and a half bath STR. The property is accessible from both 3rd Avenue and Printers Alley.

Its prime location in the bustling heart of Downtown Nashville, coupled with the existing zoning and structural adaptability, makes it an ideal canvas for entrepreneurs and investors seeking to bring their vision to life in a vibrant and high-traffic setting. The possibilities could not only preserve the property's inherent charm but also contribute to the dynamic and ever-evolving character of this iconic neighborhood.



# PROPERTY SUMMARY

<b>ADDRESS:</b>	213 3RD AVEUE NORTH NASHVILLE, TN
<b>PROPERTY TYPE:</b>	COMMERCIAL / RESIDENTIAL
<b>POTENTIAL USES:</b>	RESTAURANT, BAR, SPEAKEASY, PRIVATE CLUB, RETAIL, OFFICE SPACE, HOSPITALITY
<b>TAX &amp; PARCEL:</b>	093-02-3-164.00
<b>SITE AREA:</b>	0.11 ACRES
<b>ZONING:</b>	MULTI-ZONE, MULTI- OVERLAY
<b>SIZE</b>	± 14,500 GBA
<b>YEAR BUILT:</b>	1890
<b>RENOVATED:</b>	2012-2013
<b>ACCESS:</b>	3RD AVE & PRINTERS ALLEY
<b>PARKING:</b>	TWO-CAR GARAGE LOCATED ON PRINTERS ALLEY
<b>CONSTRUCTION:</b>	ALL BRICK
<b>ROOF:</b>	STANDING SEAM; INSTALLED 2018
<b>CEILING HEIGHT:</b>	12 - 13 FEET





# THIRD LEVEL

## SPECIFICATIONS

### PENTHOUSE LOFT

TWO BEDROOMS WITH EN-SUITE BATHS  
ADDITIONAL HALF BATHROOM  
CUSTOM KITCHEN  
HISTORIC BAR  
LARGE PATIO OVERLOOKING PRINTERS  
ALLEY WITH ROOFTOP ACCESS

Currently configured as a six bedroom, six and a half bathroom Short Terms Rental, the Second and Third Levels boast beautiful exposed original brick walls and natural light in the main living spaces.

This residence has been uniquely designed with pristine detail, featuring a ± 1,000 SF terrace overlooking Historic Printers Alley, as well as a two-car garage--extremely rare amenities for Downtown Living.

















# SECOND LEVEL

## SPECIFICATIONS

### PENTHOUSE LOFT

FOUR BEDROOMS

THREE BATHROOMS

KITCHEN

LAUNDRY ROOM

SUITE UNDER PRINTERS ALLEY

THEATER

GYM

Featuring four bedrooms and three bathrooms, the Second Level provides an investor the opportunity to enjoy additional amenities currently being utilized in by the Main Residence. With direct access to 3rd Avenue North, this level can be reconfigured as an additional STR.













# FIRST LEVEL

## SPECIFICATIONS

### GALLERY LOFT

FIVE BEDROOMS

3 BATHROOMS

Operating as a short-term rental (STR) at the moment, the First Level of this property showcases an array of high-end fixtures, premium appliances, and meticulously crafted custom designs.

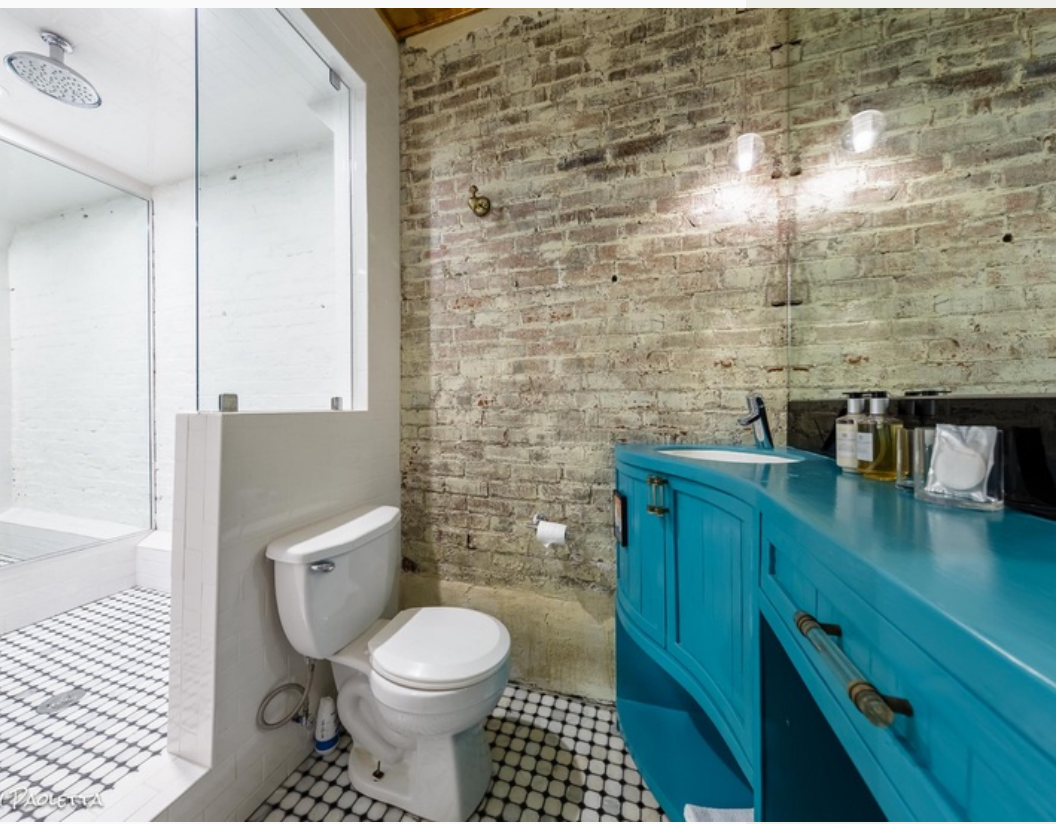
This presents a distinctive and advantageous prospect for investors to establish a robust income stream in the vibrant heart of Downtown Nashville.













# BUILDING HISTORY



- 1870 Baroness Antoinette de Charette of Paris, France  
Original owner of two story home
- 1883 B.F. Wilson purchased for \$6,750
- 1890 B.F. Wilson constructed 5 story building at 213  
Building is occupied in early 1891 by Webb Stevenson Company,  
which is a manufacturer of tin ceilings, stoves, and other metal  
products
- 1892 On Jan 2, 1892, a fire in Webb Stevenson burned the top floors of  
213 and destroyed six adjacent buildings. The fire killed three  
firemen who were crushed when the wall and roof of the adjacent  
building collapsed. 12 other firemen were severely injured. The  
Mayor declared a city wide day of mourning closing all businesses  
and schools.
- 1894 Building reconstructed by B.F. Wilson and c-owner, former Mayor  
Jason M. Head
- 1911 Transferred from B.F. Wilson to R.M. Wilson
- 1934 Transferred to Gertrude Whitworth; then granted to C.B.  
Whitworth in 1939
- 1945 Sold to Aaron Morris for \$15,500
- 1947 Transferred to Robert Payne
- 1947 Transferred to Reubens Company
- 1952 Sold to Herschel Greer, Hitchcock and  
Wilson for \$25,000.  
Fourth and Fifth floors removed after  
fire in 215 building burns 213 Building
- 1953 Sold to Willian Ginsburg for \$20,000  
Ginsburg demos top two floors, adds  
new roof, and rebuilds facade
- 1954 Sold to Norman Family for  
\$30,000
- 2012 Sold to Current Ownership



# PRINTERS ALLEY HISTORY



Receiving its name from an early connection to Nashville’s printing industry, Printers Alley is now an iconic alley nestled between Third and Fourth Avenues stretching from Union to Church Streets. During the 1960s, Nashville was home to more than 36 printing companies and a number of businesses supporting the trade, many of which were located in or near the Alley.

Starting in the 1940s, the Alley’s nightclubs became a showcase for performers such as Boots Randolph, Chet Atkins, Waylon Jennings, Hank Williams and Dottie West.

In the 1970s, current and up and coming stars – from Paul McCartney to Jimi Hendrix—hit the small stages. More recently, stars such as Rascal Flatts and Tim McGraw kicked off their careers in the Alley. Today, you never know who you might see taking in a show or hopping onstage for an impromptu jam.



# LOCATION OVERVIEW

213 Printers Alley is directly adjacent to a new development in Nashville's Printers Alley that will connect two buildings at 215 and 217 Third Ave. N. with a four-story bridge structure.

The project includes:

- 15-story building with rooftop lounge
- 265 residential units
- 33,637 square feet of retail and restaurant space
- Three levels of underground parking
- Third floor amenity level with a lounge, fitness center and an outdoor dog park
- Skydeck rooftop level with a patio, pool area and lounge

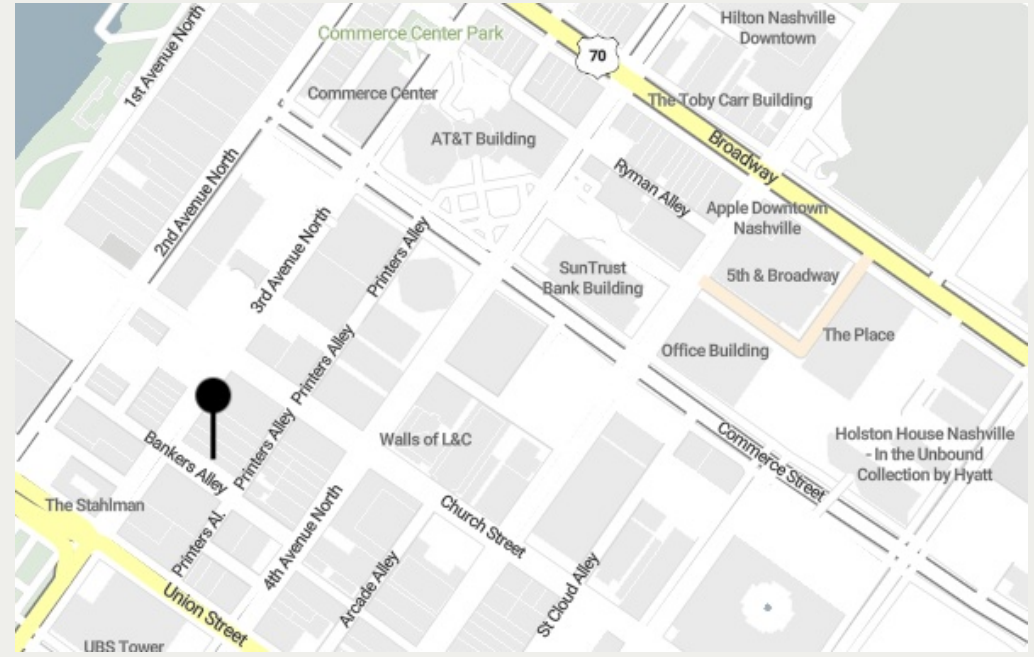




# LOCATION OVERVIEW

## IN THE HEART OF HISTORIC DOWNTOWN NASHVILLE

Located in the heart of the Historic Printers Alley District of Downtown Nashville, 213 3rd Ave N is central to restaurants, entertainment, shops, venues, and more.



### RESTAURANTS

#### BLACK RABBIT

3218  
THIRD AVE NORTH  
<0.1 mile

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#### GRAY & DUDLEY

221  
2ND AVE NORTH  
<0.1 mile

### ENTERTAINMENT

#### ASCEND AMPHITHEATER

310  
1ST AVE NORTH  
0.5 mile

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#### RYMAN AUDITORIUM

116  
5TH AVE NORTH  
0.4 mile

### SPORTS VENUES

#### BRIDGESTONE ARENA

501  
BROADWAY  
0.5 mile

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#### NISSAN STADIUM

#1  
TITANS WAY  
0.5 mile

### HOTELS

#### NOELLE NASHVILLE

200  
4TH AVE NORTH  
0.2 mile

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#### DREAM NASHVILLE

210  
4TH AVE NORTH  
0.2 mile

### AIRPORT

#### NASHVILLE INTERNATIONAL AIRPORT (BNA)

#1  
TERMINAL DRIVE  
8.4 miles

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# MARKET OVERVIEW

Nashville ranked #6 on top cities to live after the pandemic.  
- *Today*

GDP of the Nashville MSA is over \$136 billion and has grown more than 61% over the past decade.  
- *Crexi*

Nashville ranked #1 U.S. city with the most economic growth in 2021.  
- *Nashville Business Journal*

Nashville region's job growth has been in top 5% of all metro areas in the country over the last 5-year period  
- *Nashville EDC*

Nashville employment rate is up 2.02% year-over-year.  
- *TN.gov*

Nashville is currently home to more than 2 million people and more than 53,000 businesses.  
- *Chamber of Commerce*





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