

F I L L M O R E

VALUE-ADD HOTEL REPOSITIONING

Microtel Inn & Suites Redevelopment Opportunity

7014 McCutcheon Road · Chattanooga, Tennessee



101

Keys post-renovation, per
approved plans

2.49_{AC}

Site

100k₊

ADT at the I-75 interchange

C-2

Zoning

A closed, remediated-to-shell select-service hotel with permit-stage renovation drawings that convey — a rare, priced-to-reposition entry minutes from Hamilton Place and Downtown Chattanooga.

OFFERS INVITED

PROPERTY AT A GLANCE

Facts & location

Keys (post-reno)	101
Construction	Protected wood frame
Const. Type (plans)	Type V-A, sprinklered
Stories	3, interior corridor
Gross Bldg Area	39,678 SF (CoStar)
Land Area	2.49 AC / 108,464 SF
Zoning	C-2 commercial
Parking	±110 surface
Flood Zone	B / X — mod. to low
Renovation set	IDEIS Design, conveys

Interstate 75	±0.3 mi · 100,000+ ADT
Hamilton Place Mall	±1.5 mi
Lovell Field (CHA)	±5.0 mi
Downtown Chattanooga	±9 mi

PRICING

\$1,800,000

\$17,822 / key · offered as-is

Figures per CoStar and ownership-provided materials. Verify all independently.

REDEVELOPMENT OPPORTUNITY AT A GLANCE

Delivered to shell

Closed since Dec 2022 and remediated; structure, sprinkler and life-safety systems remain in place.

Plans convey

A permit-stage IDEIS Design repair set transfers with the sale — no clean-sheet design needed.

Reflag & reopen

Interior + exterior repair scope; ready for a full FF&E and finishes rebuild under Wyndham or a new flag.

Flexible zoning

C-2 zoning supports hotel, retail or other uses, making this site flexible.

