

# 301 Wall Ave Orel Brodt

REAL ESTATE SALES ASSOCIATE



Alliance

**Sotheby's**  
INTERNATIONAL REALTY



# Location Location Location

A standalone structure situated at the prominent intersection of Wall Avenue and Gay Street, this building formerly served as the headquarters of the TVA Credit Union. Offering an impressive 58,000 square feet of space, this facility presents a versatile canvas for potential development, spanning a spectrum of uses such as mixed-use, office, multifamily, or hotel accommodations. With an investment exceeding \$800,000 in demolition and preparation work, the building's structural integrity is primed for development to meet future requirements.

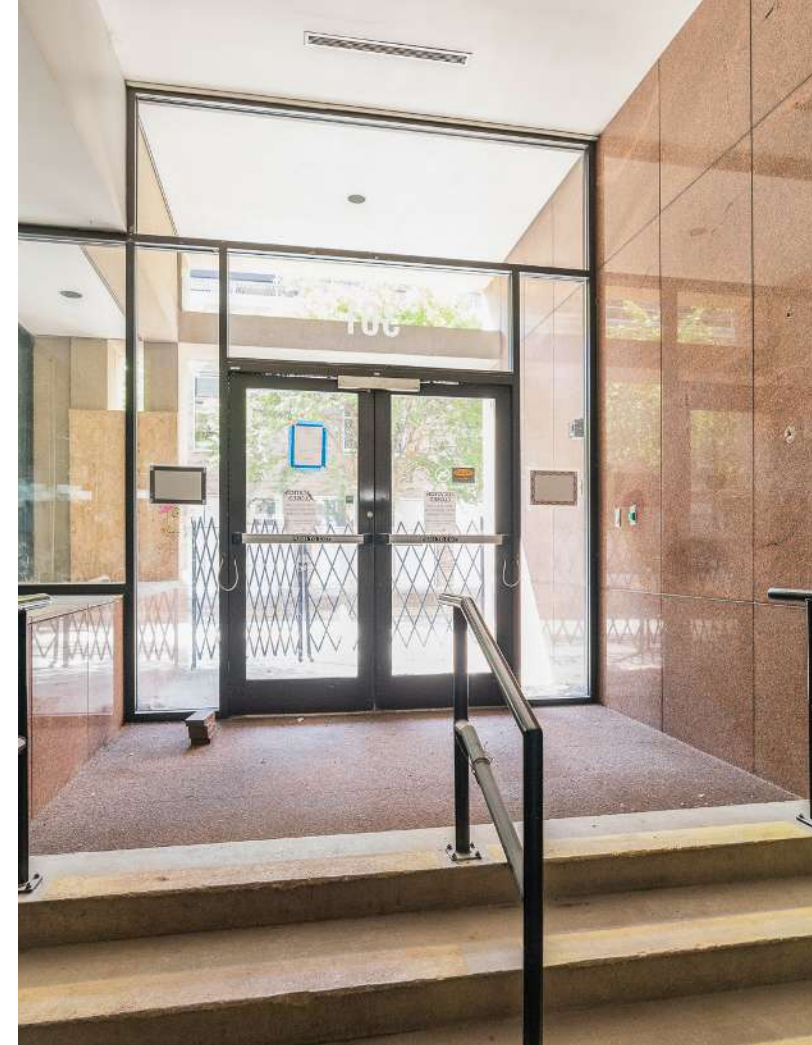
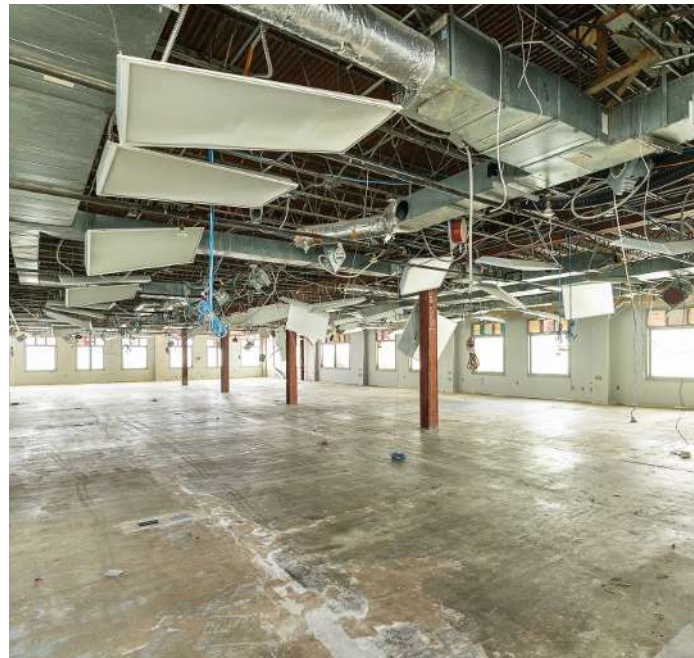
Additionally, the property is available for lease, and for those seeking the entirety of the building, it can be secured at a rate of \$18 psf.

For inquiries or to schedule a viewing, please do not hesitate to contact Orel Brodt at (865) 621-0670.

# Investment Highlights:

- 58,000 sq ft
- .399 Acres
- Corner of Wall Ave and Gay St
- In opportunity zone
- Structurally sound
- Rooftop opportunity
- Atrium from first floor to third bringing a lot of natural light
- Fully demolished and ready for build out
- Second and third floors can be office, multifamily or hotel.
- Main floor on Gay St would be great for retail/restaurant with current rates on Gay St being \$38 psf + NNN





# Significant Comps

100 S Gay St

EMPORIUM BUILDING 21,000 SQ FT AND 40 UNITS  
SOLD PRICE : \$24.75 Million

108, 114 and 118 E. Jackson Ave.

7 RESIDENTIAL AND 4 COMMERCIAL UNITS  
SOLD PRICE \$6.2 Million





# Orel Brodt

Sales Associate

362711

Orelbrodt@gmail.com

865-621-0670

Alliance Sotheby's International Realty

8862 Cedar Springs Ln

Knoxville, TN 37923

sothebysrealty.com