

Offering Memorandum

Woodruff Building

424 S Gay St, Knoxville, TN 37902



For Sale

Woodruff's Building

52,000 SF | \$9,900,000



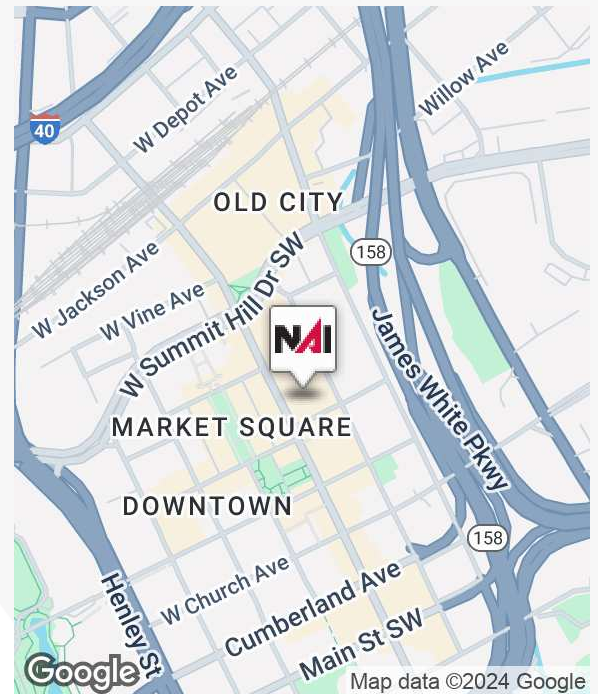
Entire Downtown Building

424 S Gay St

Knoxville, Tennessee 37902

Property Description

Incredible opportunity to own the historic Woodruff's Building. The property is ideally located in the heart of Downtown Knoxville on Gay Street with approximately 52,000 square feet over five stories and a basement. The street level retail is currently operated as the longstanding Downtown Grill and Brewery and includes two bars and a mezzanine level with additional seating. The second floor is built out as office space. The third, fourth and fifth floors are unfinished and could be developed into residential, office or event spaces. All restaurant and brewery equipment/fixtures can be included with the sale. All showings must be scheduled through the listing agents.



For more information

Alex Webber

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aweber@koellamoore.com

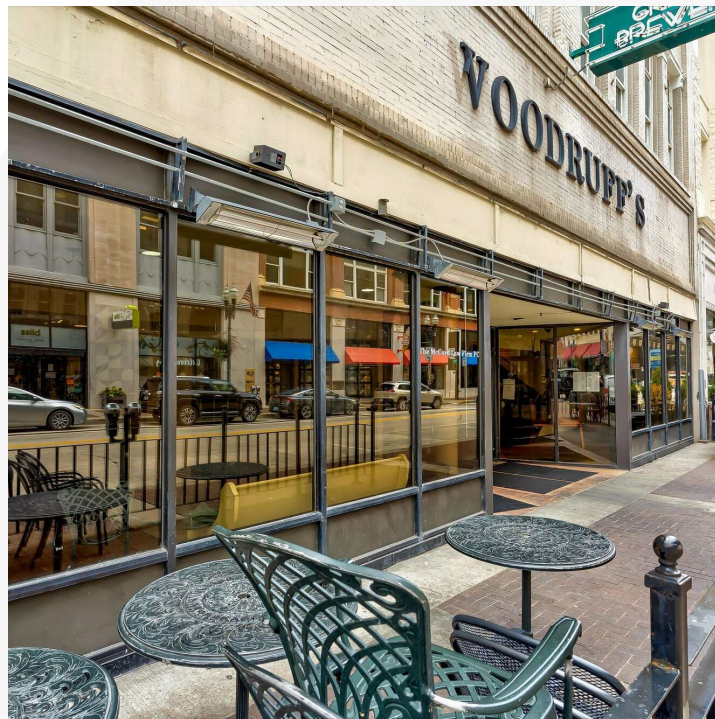
John Haney, CCIM

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jhaney@koellamoore.com

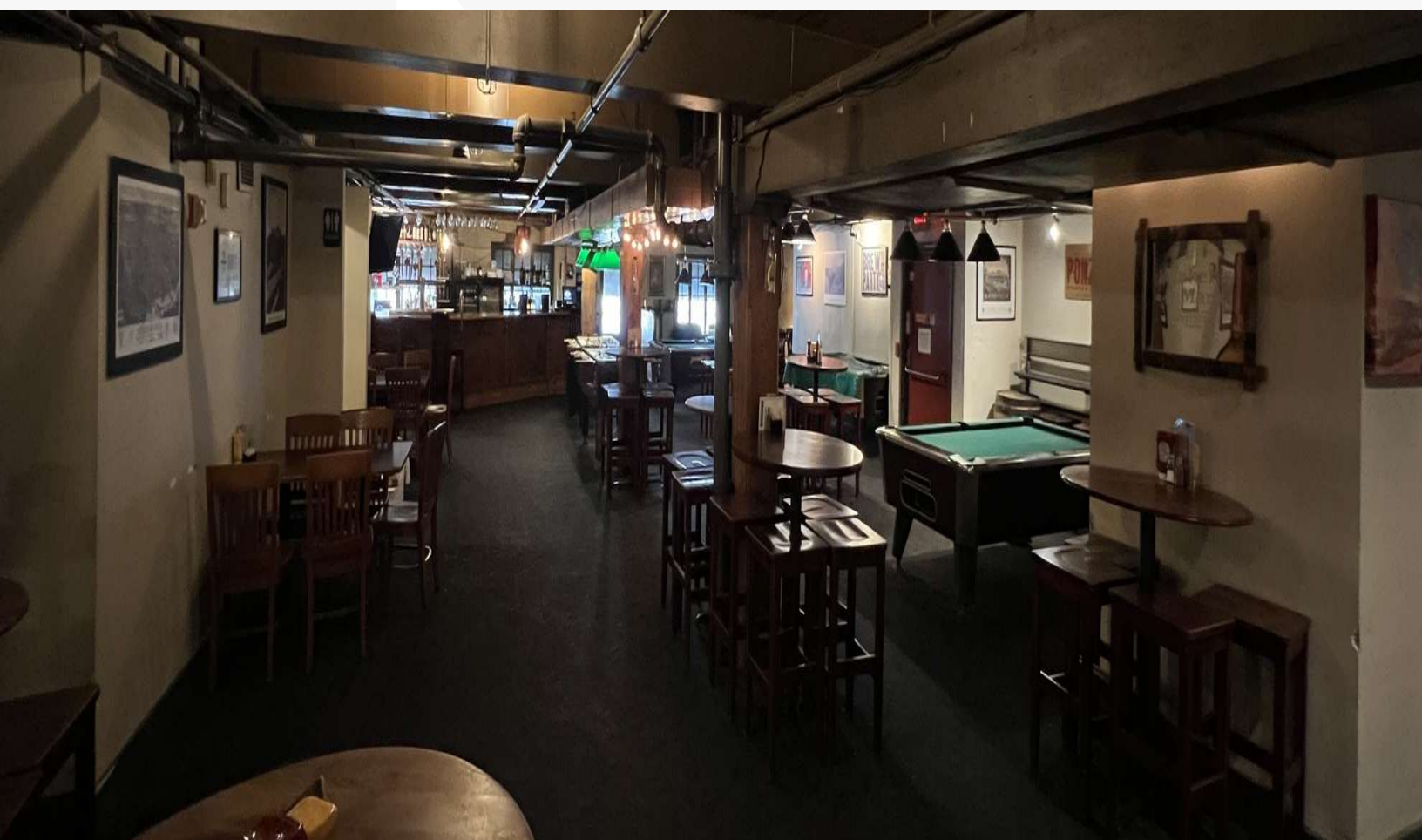
Property Details

PROPERTY NAME:	Woodruff Building
PROPERTY ADDRESS:	424 S Gay St Knoxville, TN 37902
MARKET	Downtown Knoxville
YEAR BUILT:	1905
APN:	095IA033
LOT SIZE:	159 x 51.5
ZONING:	DK-H
YEAR BUILT:	1905
NUMBER OF STORIES:	5 + Basement
ELEVATOR:	One
FIRE PROTECTION/SPRINKLERS:	Yes
BASEMENT	7900 SF
1ST FLOOR	7900 SF
MEZZANINE	4650 SF
2ND FLOOR	7900 SF
3RD FLOOR	7900 SF
4TH FLOOR	7900 SF
5TH FLOOR	7900 SF

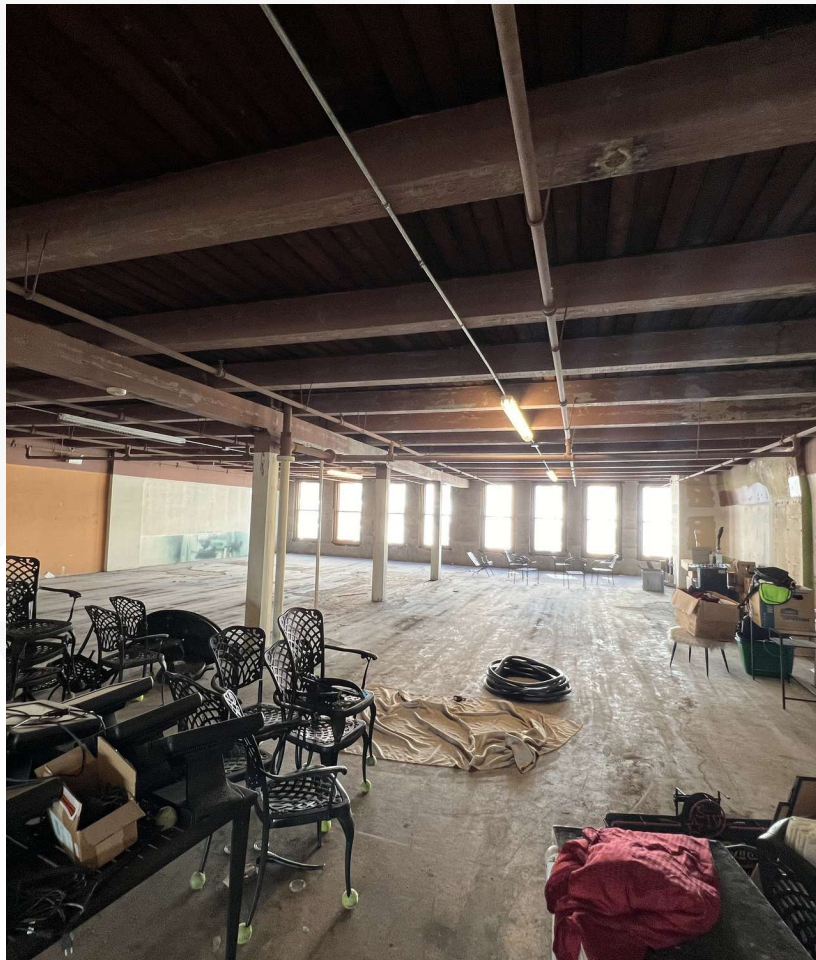
*FLOOR MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE BUYER



Restaurant Photos



Upper Floors Photos



Basement/Brewery Photos

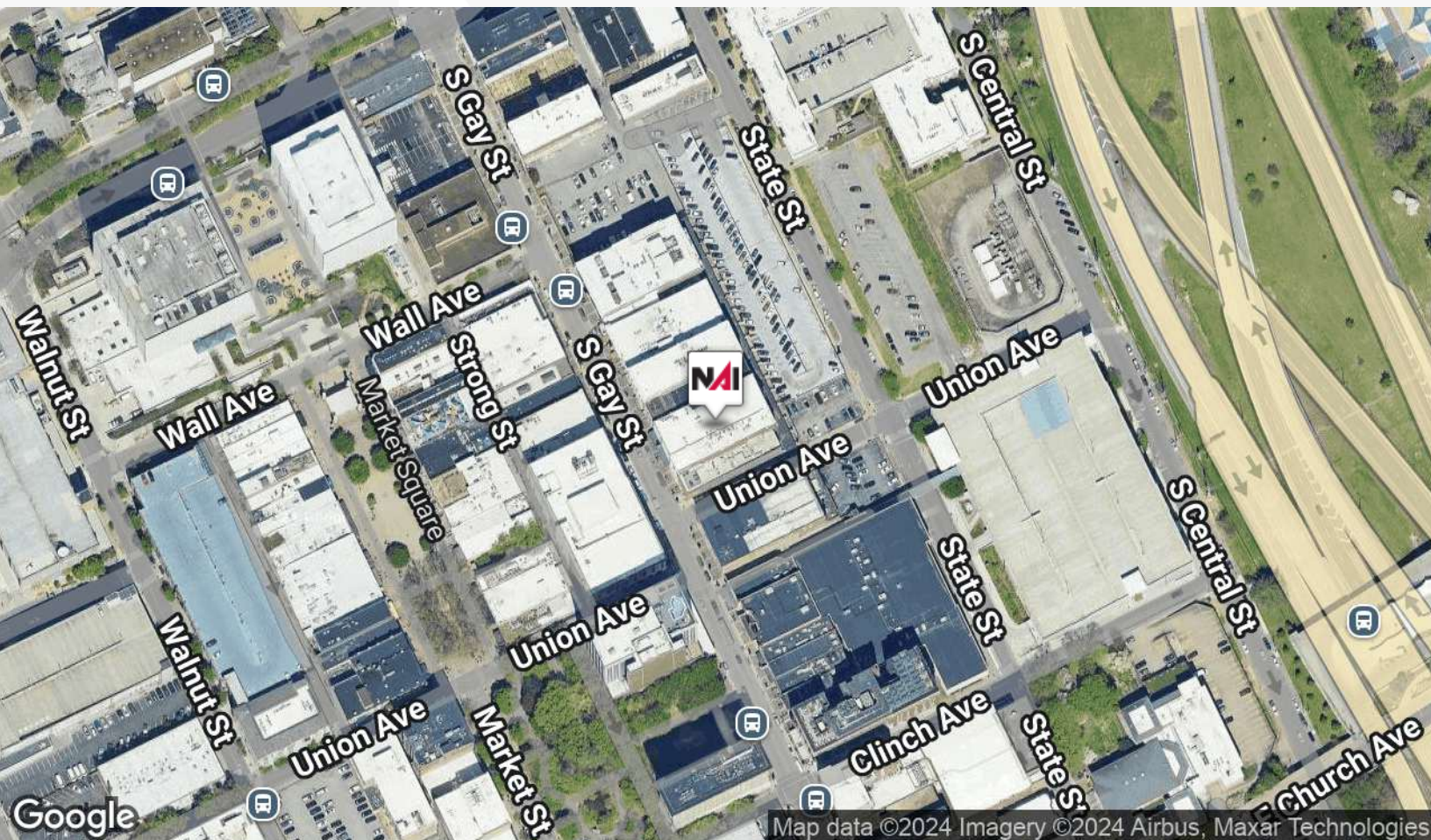
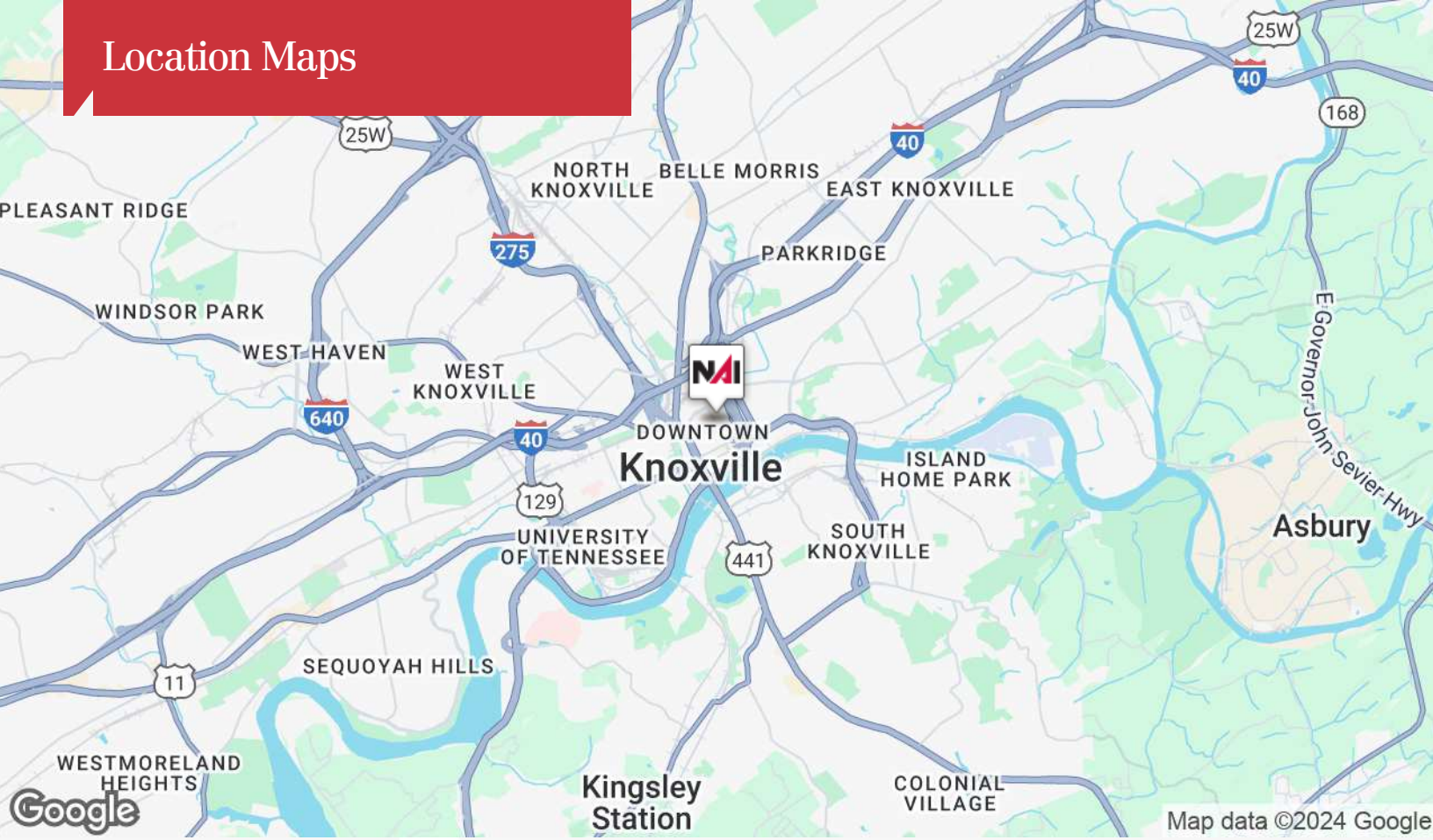


Retailer Map



Map data ©2024 Google

Location Maps



For Sale - 424 S Gay St

Advisor Bio

52,000 SF | \$9,900,000



ALEX WEBBER

Advisor

awebber@koellamoore.com

Cell: 865.202.3007

PROFESSIONAL BACKGROUND

Alex Webber is a Commercial Real Estate Advisor with NAI Koella | RM Moore. Alex focuses primarily on land sales and ground leases, retail and investment properties, tenant representation and site selection. He works throughout East Tennessee and especially in Blount County and Sevier County. His primary goal is helping his clients identify the perfect location and property in which to establish or relocate their business.

Alex grew up in Maryville, Tennessee. Alex credits his family's history with business ownership for sparking his interest in commercial real estate. This history helps with visualizing potential properties for clients and providing a keen eye for details.

Alex graduated from Maryville High School in 2013. Prior to earning his affiliate broker real estate license in 2021, he worked for Admiral Title Company in Knoxville as a Closing Specialist. This experience provided a valuable real estate experience and launched his interest in the commercial field.

Alex is actively involved with the Young Professionals groups in the Blount County Chamber and the Farragut/West Knox Chamber of Commerce.

MEMBERSHIPS

Knoxville Area Association of REALTORS
Farragut/West Knox Chamber of Commerce
Blount County Chamber of Commerce
Loudon County Chamber of Commerce
Downtown Referral Excellence Organization

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400

For Sale - 424 S Gay St

Advisor Bio

52,000 SF | \$9,900,000



JOHN HANEY, CCIM

Senior Advisor

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Cell: 865.228.0673

TN #00314412

PROFESSIONAL BACKGROUND

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/medical office property sales and leasing, retail properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation.

Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His combination of professional experiences, education and contacts allows John to help his clients reach all of their real estate goals.

Recent Notable Clients:

Medical: Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle, Dobbs Orthodontics, Buckeye Home Medical

Professional: K&P Remodeling, Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Total Quality Logistics, Concord Title

Industrial: BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

Retail: Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Christmas Decor Plus More, Big O Tires

EDUCATION

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute – Certified Commercial Investment Member, CCIM Designee.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National, Tennessee, East Tennessee Association of REALTORS

Knoxville Chamber of Commerce

Farragut/West Knox Chamber of Commerce, Board of Directors

North Knoxville Business & Professionals Organization

Fountain City Business & Professional Association

Hardin Valley Business and Community Alliance, Vice President

PIN Referral Excellence Organization, Past Membership Chair

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