

809 Market St, Chattanooga, TN 37402

**\$1,400,000**

Mixed use historic building for sale in downtown Chattanooga

Office | 7,325 SF



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Listing Added: 04/01/2025

Listing Updated: Today

**CBRE**

Details

Asking Price	\$1,400,000	Property Type	Office, Retail
Subtype	Creative Office, Restaurant, Traditional Office	Investment Type	Owner/User
Investment Sub Type	Value Add	Square Footage	7,325
Year Built	1890	Year Renovated	2019
Stories	2	Permitted Zoning	D-CX-12
Lot Size (acres)	0.11	Broker Co-Op	Yes
Sale Condition	For sale by owner		

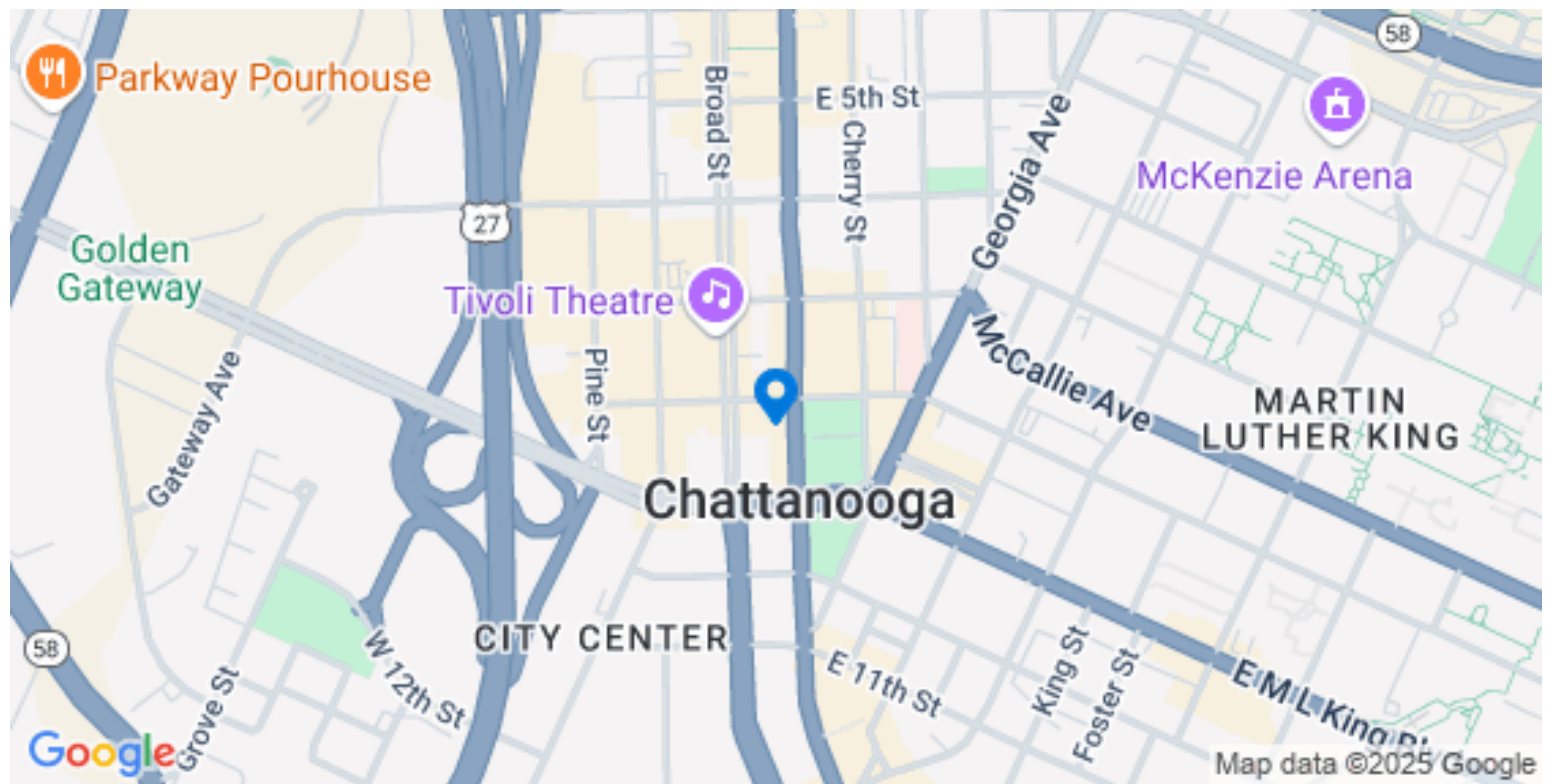
Marketing Description

Located in the heart of downtown Chattanooga, TN, this stunning historic building is a rare find for investors and entrepreneurs alike. With its rich history and architectural charm, this property offers a unique blend of character and functionality, perfect for a variety of uses.

Investment Highlights

- **Historic Building:** The “Hardie and Caudle Building” Built in 1890
- **Income-Generating Opportunity:** With a proven track record of rental income, this property offers a stable source of revenue through its ground floor tenants
- **Upscale Office Space:** The 2,000 sq. ft. upstairs office space is ideal for professionals, entrepreneurs, or businesses seeking a prestigious address. Features include:
  - High ceilings and large windows
  - Exposed brick and wooden beams
  - Ample natural light
  - Access to a private rooftop deck
- **Additional Amenities:**
  - Adjacent surface and street parking for tenants and visitors
  - Central location with easy access to public transportation
  - Opportunity for renovation and expansion to increase value and rental income

Location (1 Location)





Property Photos (16 photos)





