



PRIME RE-DEVELOPMENT OR OWNER-USER OPPORTUNITY

2101 CHESTNUT ST, CHATTANOOGA, TN 37408

- **Adaptive Reuse Ready:** 15,557 SF building on 0.97 acres—ideal for conversion into creative office, retail, and flex space.
- **Value-Add Potential:** ~\$45/SF (\$700K) renovation estimated to drive NOI from ~\$126K to ~\$302K.
- **South Broad Growth Corridor:** Located near the U.S. Pipe/Wheland Foundry redevelopment and Erlanger Park, the brand-new home of the Chattanooga Lookouts.
- **Infill Catalyst:** Surrounded by growing residential, retail, office, and entertainment momentum.
- **Flexible Occupancy:** Collect existing income or exercise Termination for Convenience rights to reposition, re-lease, or occupy the building outright.
- **U-IX-4 Zoning** allows future development up to 4 stories and 80% site coverage, supporting long-term redevelopment upside on ±0.97 acres.



ASKING PRICE

\$2,395,000



SIZE

15,557 SF - 0.97 Acres



ASKING PRICE PSF

~\$154



RE-DEV COST ESTIMATE

~\$45 PSF (\$700K)



INCOME UPSIDE

\$126K → \$302K



PROFORMA CAP RATE

9.77%



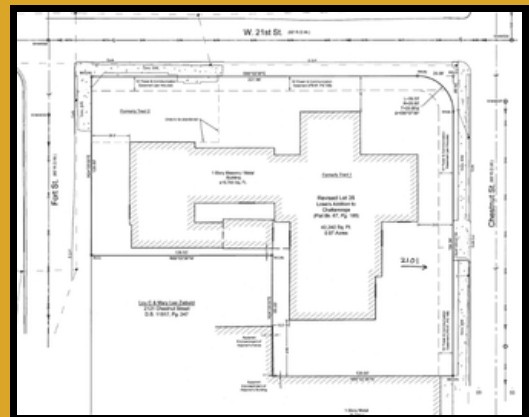
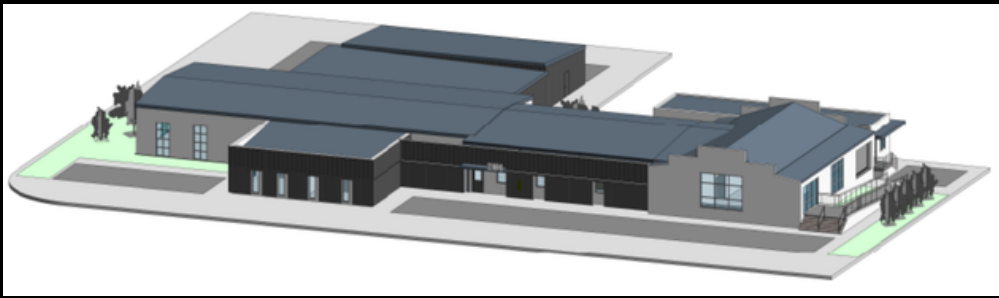
FULL CONTROL

100% termination for convenience



Less than 1/2 mile from Erlanger Park, the brand-new home of the Chattanooga Lookouts!

CONCEPTUAL RE-DEVELOPMENT



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See the Full Offering Memorandum

Includes conceptual renderings, rent roll, financials, and demographics.

[CLICK TO ACCESS THE LISTING AND FULL OFFERING MEMORANDUM](#)