

401 S Cedar Ave | South Pittsburg, TN 37380

Offered at \$3,250,000

Property Highlights

- 12,000 sq ft building on 3.92 acres of flat, build-ready land
- Two high-end furnished apartments (\$3,000/month each)
- 6,000 sq ft premier event space (stages, bars, workout center, overlook decks)
- Event space currently rents for \$5,000/day
- Private walled parking area & loading dock
- Located just 1.4 miles from I-24
- In the heart of downtown, adjacent to Lodge Manufacturing's 100-year facility
- Plays a central role in the annual Cornbread Festival

Development Opportunity

This prime location offers potential for multiple uses, including: Boutique Hotel Light Manufacturing Facility Restaurants & Retail 5–6 Additional Commercial Buildings With community growth and corporate expansion, this site offers both income today and redevelopment potential tomorrow.

Investment Facts

Building Size:	12,000 sq ft
Land Size:	3.92 acres
Event Space Income:	\$5,000/day
Apartment Rent Potential:	\$3,000/month each
Zoning:	Downtown commercial
Parking:	Private walled area + loading dock

Call Ben Phillips Today: 423-645-4444