



PRIME RE-DEVELOPMENT OR OWNER-USER OPPORTUNITY

2101 CHESTNUT ST, CHATTANOOGA, TN 37408

- **Adaptive Reuse Ready:** 15,557 SF building with strong bones—ideal for conversion into **creative office, retail, and flex space**.
- **Value-Add Potential:** ~\$45/SF (\$700K) renovation estimated to drive income from ~\$83K to ~\$302K annually.
- **South Broad Growth Corridor:** Positioned between **\$4B+ in transformative mixed-use developments**, including The Bend and U.S. Pipe/Wheland Foundry.
- **Infill Catalyst:** Surrounded by residential, retail, and entertainment momentum in one of Chattanooga's fastest-evolving districts.
- **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** for high-density redevelopment.



ASKING PRICE

\$2,750,000



BUILDING SIZE

15,557 SF



ASKING PRICE PSF

~\$176



RE-DEV COST ESTIMATE

~\$45 PSF (\$700K)



INCOME UPSIDE

\$87K → \$302K



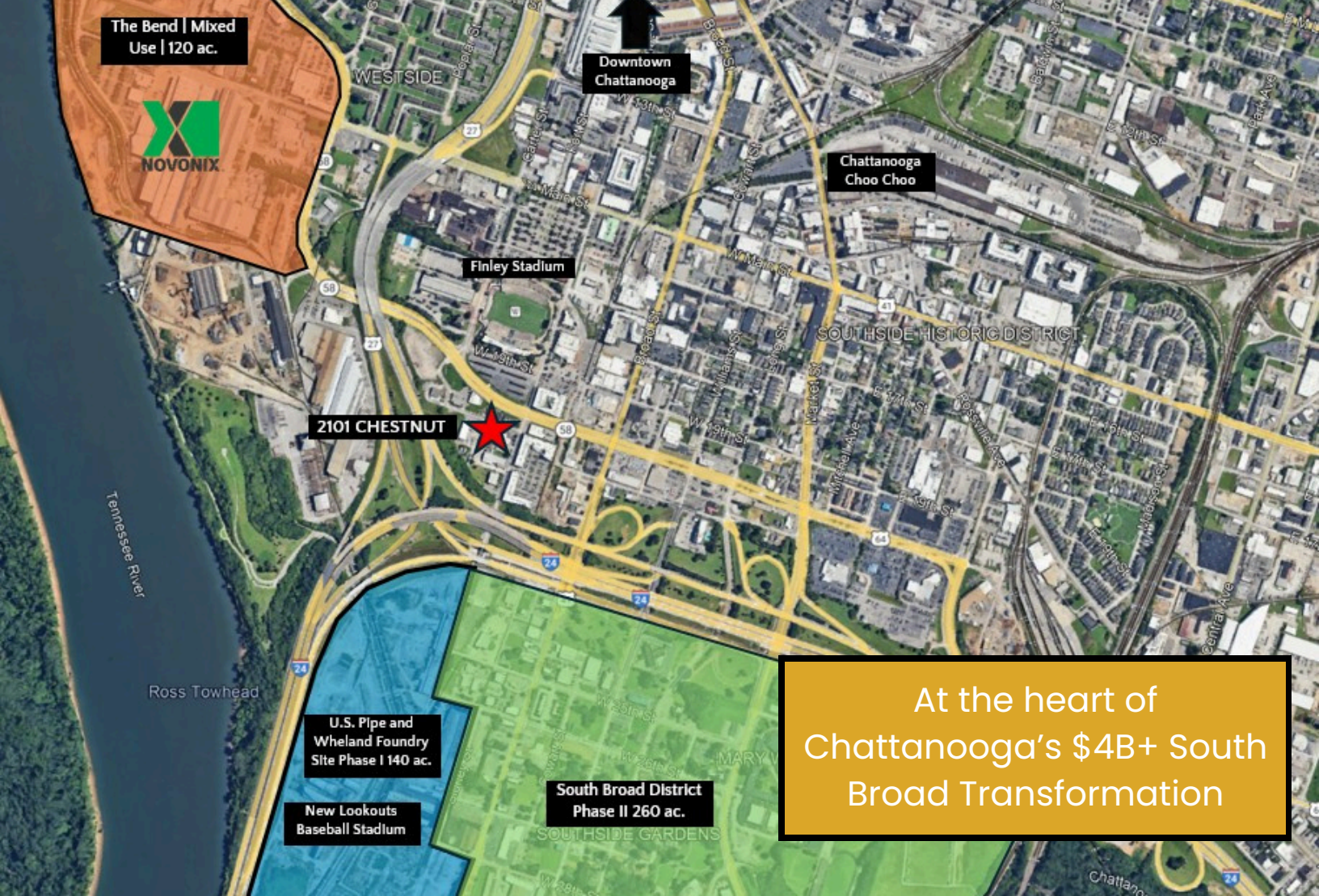
PROFORMA CAP RATE

8.77%



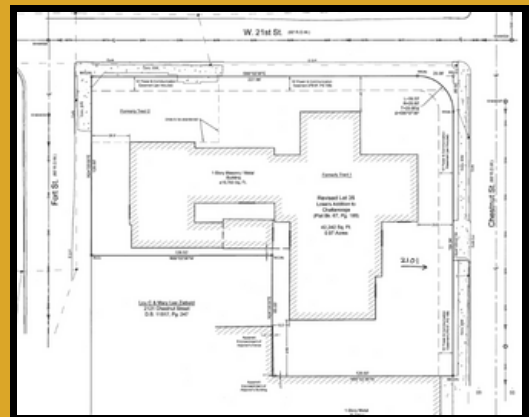
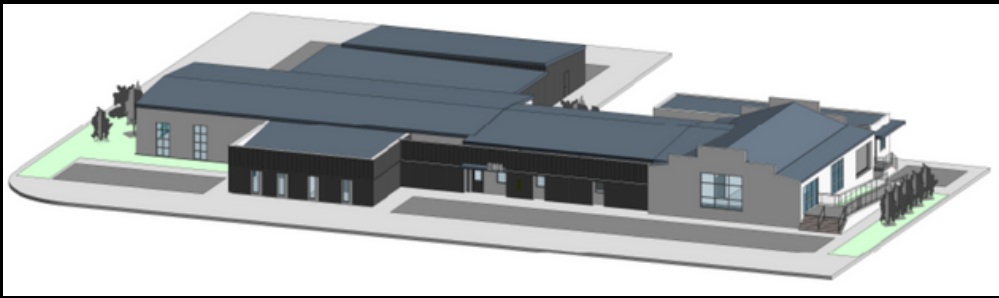
FULL CONTROL

100% termination rights



At the heart of
Chattanooga's \$4B+ South
Broad Transformation

CONCEPTUAL RE-DEVELOPMENT



Zach Taylor
Real Estate

TYLER DIVIN
706.575.9881
tylerdivin@gmail.com

See the Full Offering Memorandum
Includes conceptual renderings, rent roll,
financials, and demographics.

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