

1502 Tombras Ave



East Ridge

BROCKMAN MISSEL

GROUP

with



COMMERCIAL

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SALE INFORMATION

- Address: 1502 Tombras Ave. Chattanooga, TN 37412
- Price \$435,000.00
- Location East Ridge | Chattanooga
- Project Type Commercial



SURROUNDING BUSINESS ENVIRONMENT

Located at the signalized corner of Tombras Avenue and Ringgold Road, 1502 Tombras Avenue offers exceptional visibility within one of East Ridge's busiest commercial corridors. The property benefits from approximately 26,200 vehicles per day traveling through the intersection while providing convenient access to Interstate 24, Interstate 75, Downtown Chattanooga, and North Georgia. Surrounded by established professional offices, medical providers, restaurants, retail centers, and residential neighborhoods, this C-2 zoned property is ideally positioned for professional office, medical, wellness, legal, financial, insurance, retail, or owner-user occupancy.

Just minutes from Camp Jordan, Chattanooga's interstate system, and major employment centers, the property offers an outstanding combination of accessibility, visibility, and long-term investment potential.

East Ridge

1502 Tombras Ave. East Ridge TN

PROPERTY INFORMATION

Building Size: $\pm 2,017$ SF

Lot Size: ± 0.26 Acres

Zoning: C-2 Commercial

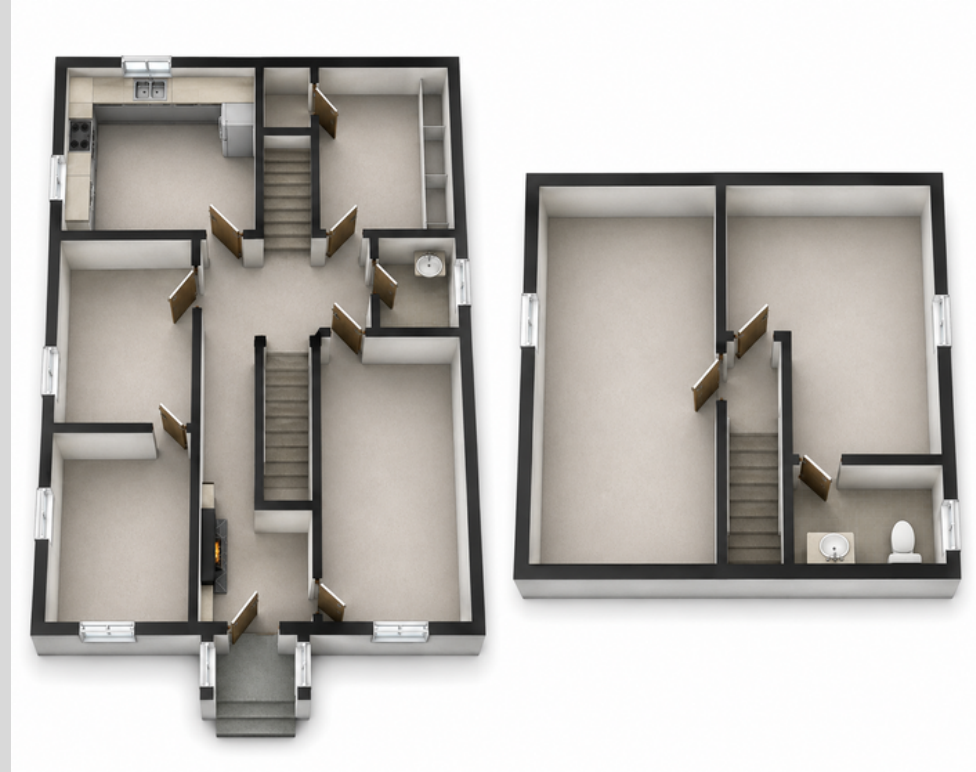
Property Type: Office / Mixed-Use

Year Built: 1950 | Fully Renovated

Parking: New On-Site Parking

Condition: Turnkey

Traffic Count: $\pm 26,200$ Vehicles Per Day



THE ASSET

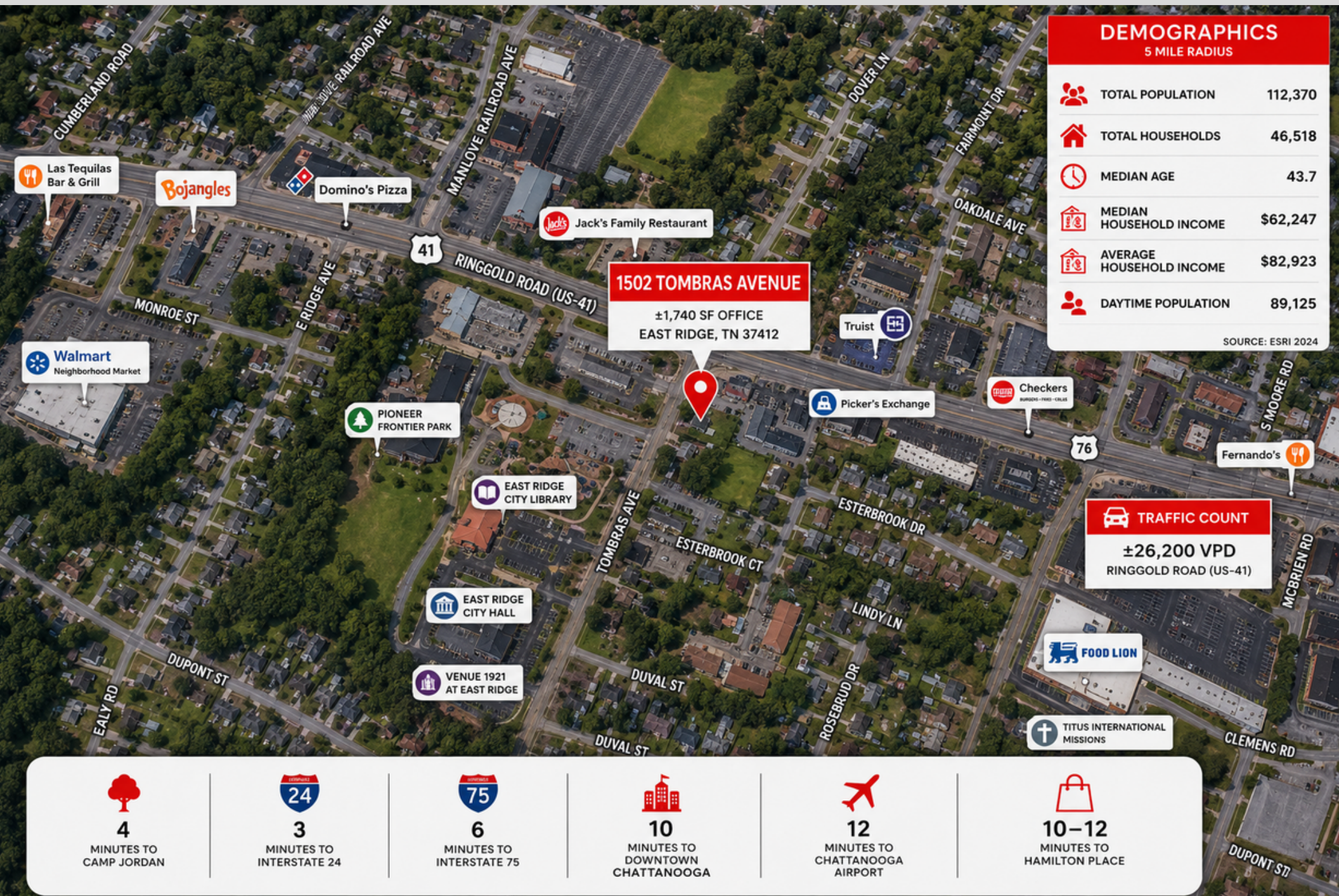
- ±1740 SF turnkey commercial building
- C-2 Commercial zoning allows a wide variety of business uses
- Excellent owner-user or investment opportunity
- Recently renovated with modern finishes throughout
- Flexible floor plan adaptable to office, medical, retail, wellness, childcare, professional services, and more

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HIGHLIGHTS

- Ample on-site parking with easy ingress and egress
- Detached accessory building for storage or operational use
- Excellent visibility in the heart of East Ridge
- Minutes from Ringgold Road, Interstate 24, and Downtown Chattanooga
- Immediate occupancy available







1502 Tombras Ave
East Ridge, TN

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