



Medical Office

2707 Citico Avenue
Chattanooga, TN 37406

Class A Medical Office Opportunity

Property Information

The property is a two-story medical office building with a total area of 10,580 square feet. The lower level, comprising 4,790 square feet, is fully leased to Benchmark Physical Therapy. The upper level, which spans 5,790 square feet, is partially leased to Chattanooga Foot Specialist, leaving approximately 4,000 square feet available for use.

Property Highlights

- Built: 2005
- Lower Level: 4,790± SF
- Upper Level: 5,790± SF
- Land Size: 0.829± Acres
- Parking: 51
- Power: 3 Phase 600 Amps
- Deed restricted for medical and office use only
- Located near Memorial Hospital & Parkridge Hospital

Offering Summary

Sale Price:	\$2,650,000
2024 Real Estate Taxes:	\$25,462.74



David F. DeVaney, SIOR, CCIM
President

o: 423 308 3762
e: dfd@charterre.com



Frazier DeVaney, SIOR
Senior Vice President | Partner

o: 423 308 3760
e: fdevaney@charterre.com

For Sale

For Sale

10,580± SF | Medical Office



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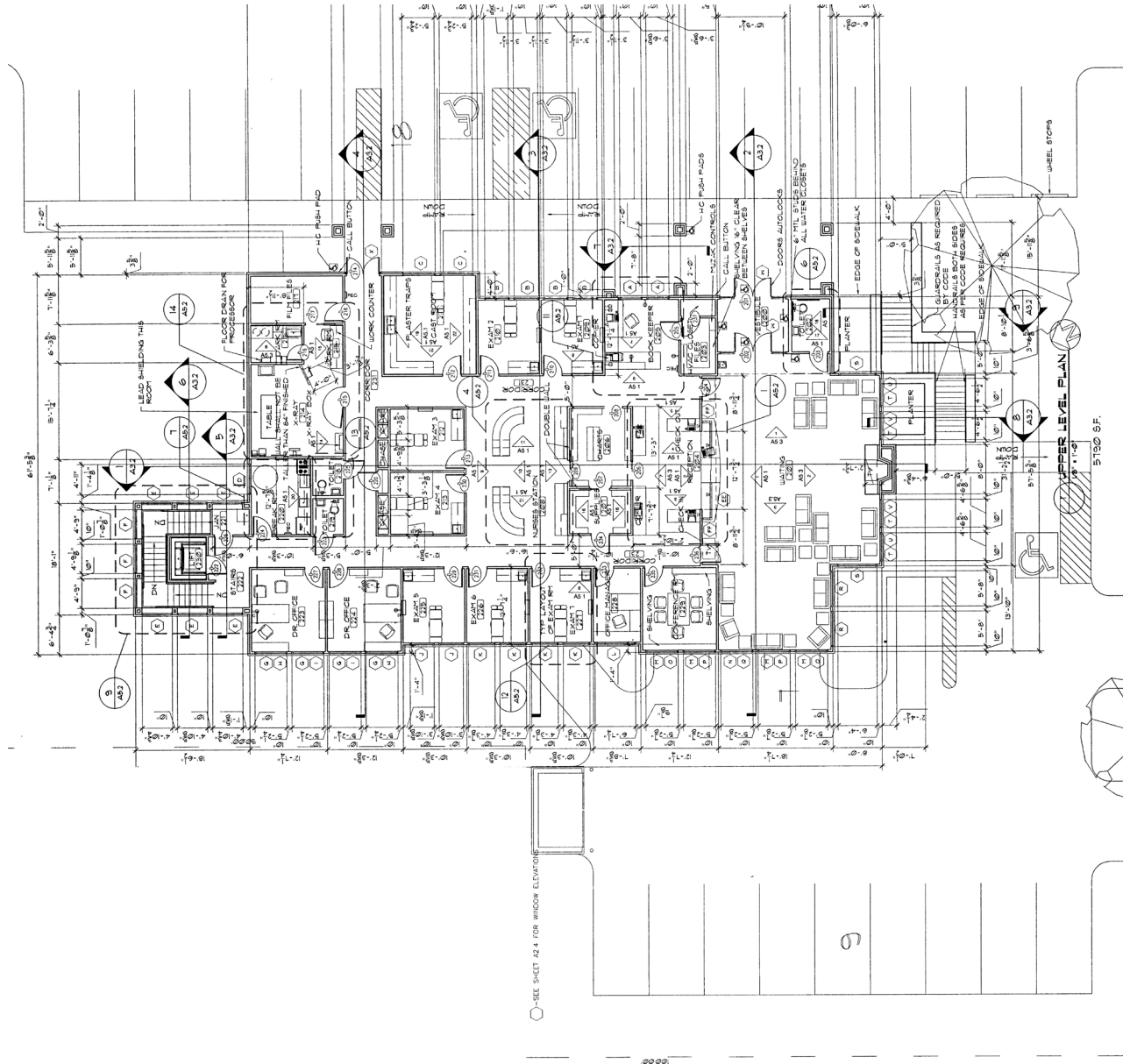


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Upper Level
5,790± SF



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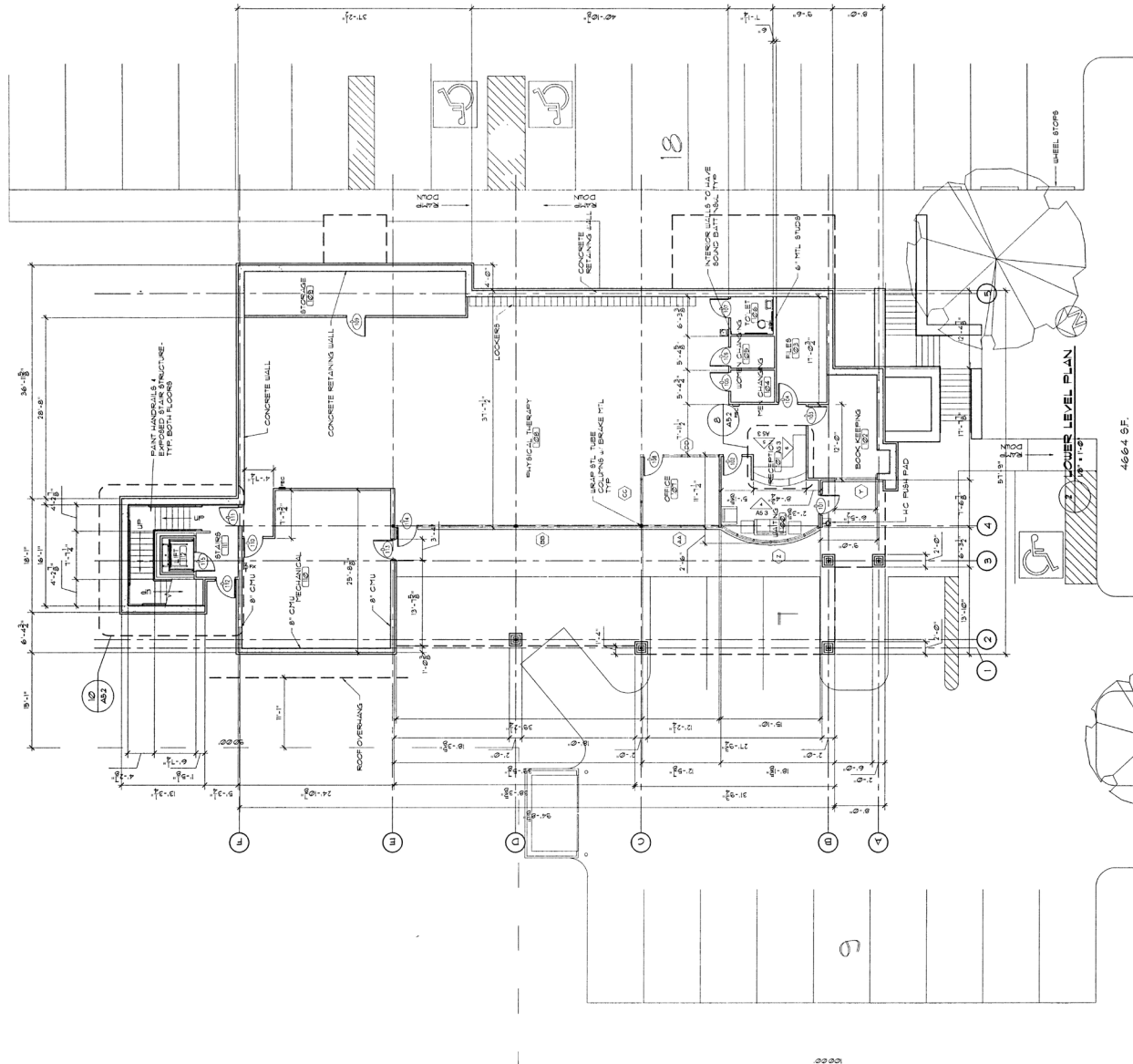
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NAI Charter
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Lower Level
4,790± SF



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NAICharter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

A circular portrait of Dr. David A. Clark, a man with a beard and short dark hair, wearing a dark suit jacket over a light blue shirt. He is smiling and standing in front of a blurred background of green trees and a building.

NAI Charter
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