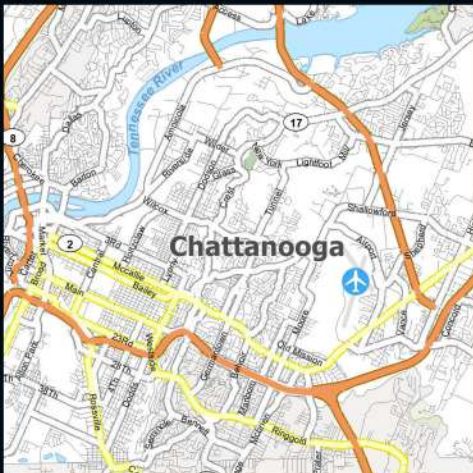


23 WEST 20TH ST  
CHATTANOOGA, TN 37408

**Tax Parcel** 145M A 016  
**Zoning** U-CX-4  
**Acreage** 0.26+/-AC  
**Square Footage** 3,962+/-SF  
**Utilities** Available onsite  
**Frontage** 83'+/-  
**AAPD** 13,700+  
**Property Type** Industrial  
**Property Subtype** Auto Shop/  
Redevelopment

## DIRECTIONS

From Chattanooga take Market Street south to W 20th Street. Turn right and the property will be one block on the right.

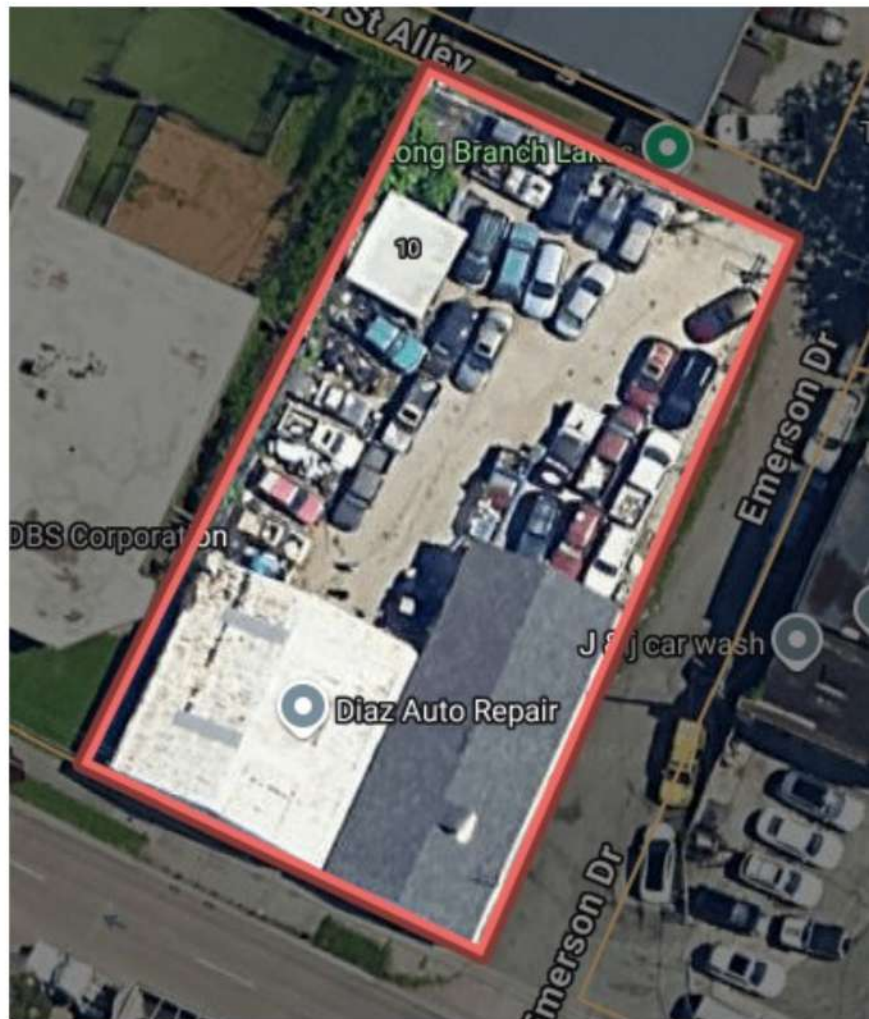


# FOR SALE

**Industrial / Redevelopment**

\$750,000

.26+/- AC



23 W 20th Street is a prime commercial opportunity in Downtown Chattanooga's fast-growing Southside, located within a federally designated Opportunity Zone. Currently operating as an auto repair facility, the property is ideal for an owner-user or redevelopment.

Just seconds from I-24 and I-27, the site offers excellent visibility, high traffic counts, and immediate access to Downtown and Chattanooga's primary automotive corridor, surrounded by major dealerships and service users. Flexible zoning allows up to four stories, with an adjacent parcel available for expansion.

With strong access, redevelopment potential, and Opportunity Zone tax advantages, this property is well positioned for long-term growth.



W 20th is interstate adjacent and centered amongst many of Chattanooga's major redevelopment projects..



Features:

- Established auto shop location with long operational history
- Prime Southside address near major employers and redevelopment
- Seconds to I-24 and I-27 with high traffic exposure
- Flexible zoning supporting up to 4-story mixed-use development
- Adjacent parcel available for expanded site plan or assembly
- Over 100' of Road Frontage
- Surrounded by major auto dealerships and Enterprise Rent-A-Car
- Mix of Commercial, Residential, and Mixed Use Nearby



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