

51 Acres zoned for multi-family includes Trailer park on 15 Acres



4509 Kellys Ferry Rd, Chattanooga, TN 37419

Listing ID: 28714145
Status: Active
Property Type: Multi-Family For Sale
Multi-Family Type: Mobile Home Park
Size: 10,000 SF
Sale Price: \$499,000
Unit Price: \$12,475 Per Unit
Sale Terms: Cash to Seller



Overview/Comments

51 beautiful acres zoned multi-family, tourist court, and motel, featuring a fully operational 15 acre mobile home park located in the unincorporated part of Lookout Valley only 6 miles outside downtown Chattanooga and 2 miles to TN River boat docks. No city taxes - only county. The property is fully accessible by two dedicated and maintained Hamilton County roads with complete city water and electricity, including fiber optics. Over 2/3 of property is undeveloped with 2 more immediate access points to Cummings Hwy, up to a beautiful mid-level plateau and property rights up to a portion of the top of the mountain. Great potential for mid- and high-level mountain and river views to the east. Resort potential? Yes! Hotel potential? Yes!

For the mobile home business, the current rent is now \$190.00 per month. There are currently 16 renters. Some sights are fitted for RV hookups. Renter contracts with utility companies.

For the over 2/3's of the rest of the property, there is a dirt road cut through from near the maintained roads for access to the mid-level plateau and also far access by another road.

More Information Online

<http://commercial.gcar.net/listing/28714145>

QR Code

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General Information

Tax ID/APN:	143 012	Total Number of Units:	40
Multi-Family Type:	Mobile Home Park	Gross Building Area:	10,000 SF
Zoning:	R-3; MOBILE HOME	Building/Unit Size (RSF):	10,000 SF
Property Use Type:	Vacant/Owner-User	Land Area:	51 Acres
Building Name:	Lookout Valley Trailer Park	Sale Terms:	Cash to Seller

Occupancy

Percent Occupied: 35%

Area & Location

Market Type:	Medium	Transportation:	Bus, Highway, Airport, Taxi
Property Located Between:	Cummings Highway and Jersey Pike	Airports:	Chattanooga Metropolitan Airport - 18.5 miles
Road Type:	Highway Interchange		

Highway Access 1.5 miles to access I-24 via Lookout Valley; great location to I-24 allows access to I-24 interchange which intersects with I-59 and US 27; immediate access to Cummings Highway

Site Description 51 beautiful acres zoned multi-family, tourist court, and motel, featuring a fully operational 15 acre mobile home park located in the unincorporated part of Lookout Valley only 6 miles outside downtown Chattanooga and 2 miles to TN River boat docks. No city taxes - only county. The property is fully accessible by two dedicated and maintained Hamilton County roads with complete city water and electricity, including fiber optics. Over 2/3 of property is undeveloped with 2 more

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Area Description Lookout Valley is located 6 mins. outside of downtown Chattanooga and is nestled among Raccoon Mtn., Elder Mtn. and Lookout Mtn. The area has experienced tremendous recent growth, especially in the residential construction of resort style "planned communities", such as Black Creek Community - which is a neighborhood situated along one of TN's finest golf courses; the area has been and continues to plan to capitalize on the high traffic that tourist attractions and proximity to the interstate bring to Exit 11 by adding fast food chains, retail and restaurants. As its residential population continues to expand, the area will evolve to meet the needs of an ever-growing community

Building Related

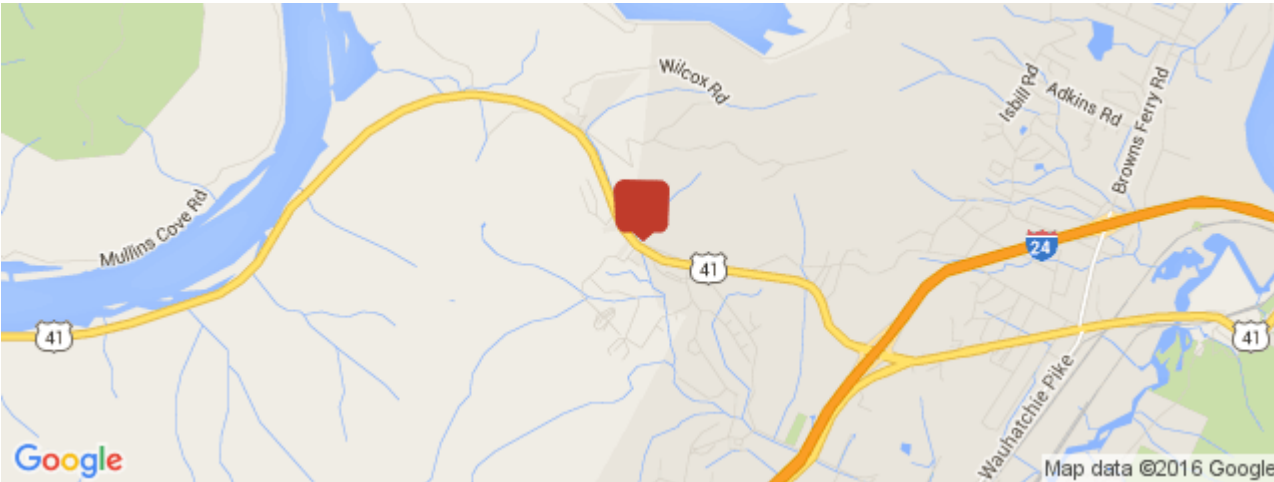
Total Number of Buildings:	1	Parking Type:	Surface
Property Condition:	Fair	Laundry:	Laundromat Nearby

Land Related

Zoning Description: R-3 and balance R-3, R-2, & R-1

Location

Address: 4509 Kellys Ferry Rd, Chattanooga, TN 37419
County: Hamilton
MSA: Chattanooga



Property Contacts



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Online Marketing for 4509 Kellys Ferry Rd

Chattanooga, TN 37419

For maximum exposure, we promote listings on as many websites as possible, including the wide variety of local, regional, and national sites below.



Promoted on these Websites



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