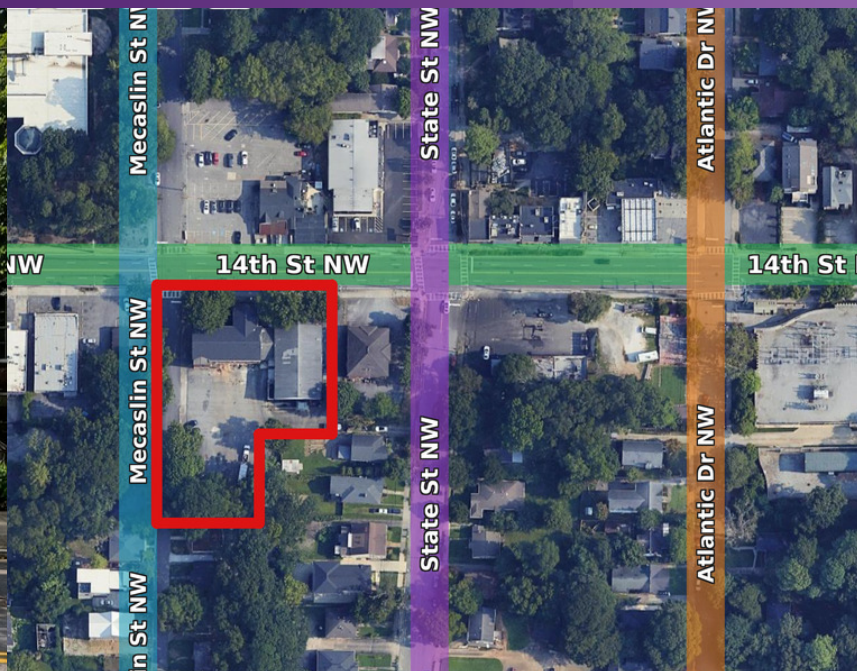


FOR SALE — MIDTOWN REDEVELOPMENT SITE

380 14th St NW & 1131 Mecalvin St NW | Midtown Atlanta | Near Georgia Tech



OFFERING SUMMARY

Sale Price:	\$4,700,000
Building Size:	± 17,610 SF
Number of Buildings:	1
Lot Size:	± 0.896 Acres
Price / SF (Building):	\$266.89
Zoning:	C2, C1C
Ingress/Egress Points:	2
Market:	Midtown Atlanta
Submarket:	Fulton County

PROPERTY HIGHLIGHTS

- Existing Special Use Permit for a 116-room hotel — entitlement work already done
- ± 17,610 SF building, partially renovated, suitable for finish-out as an event center, nightclub, or venue
- Also suited for redevelopment as student housing, hotel, office, retail, or entertainment
- Prime Midtown location just minutes from the Georgia Tech campus
- High visibility on 14th St NW with ± 15,000 VPD
- Walkable to Atlantic Station, The Works, Westside Provisions District, and the Atlanta BeltLine
- Two points of ingress/egress via 14th St and Mecalvin St
- Strong Midtown demographics and continued neighborhood redevelopment momentum

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, or other conditions, prior sale, lease or financing, or withdrawal without notice.



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