



THE METROPOLITAN — COMMERCIAL UNIT #CU2

20 Marietta Street NW · Atlanta, Georgia 30303 · Downtown Central Business District

\$1,499,999

7,120 SF

TWO LEVELS

\$210.67 / SF

GROUND LEVEL ACCESS

OFFERED AS-IS

PROPERTY FACTS

Building Area	7,120 SF · two levels
Price Per SF	\$210.67
Zoning	SPI-1 Downtown
Lot	Ground level access · 0.1607 ac
Ceilings	10 feet or greater
Entrances	Two · delivery door
Condition	Fixer — sold as-is
2025 Taxes	\$16,068.15

WHY THIS ASSET

- **Scarce large-format footprint.** 7,120 contiguous SF over two levels with corner frontage on Marietta and Broad — a configuration that cannot be assembled elsewhere in the Downtown core at this basis.
- **Full value-add spread.** As-is pricing means the purchaser captures the entire renovation delta and controls the build-out.
- **Centennial Yards catalyst.** A \$5 billion, 50-acre redevelopment is delivering two blocks west through 2030. Cosm and the 292-key Hotel Phoenix are already open, with a Live Nation theater and Virgin Hotel to follow.
- **Transit and event anchored.** Five Points MARTA — all four rail lines — plus Mercedes-Benz Stadium, State Farm Arena, and Georgia State University.

CONTEMPLATED USES Upscale restaurant · Medical or dental · Co-working · Sports bar · Specialty grocery · Boutique fitness or wellness · Professional office · Technology hub · Luxury salon · Retail showroom



Restaurant · AI rendering



Medical practice · AI rendering



Coworking · AI rendering

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Buy With Confidence. Sell With Ease.

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