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FOR SALE

**1562 E FORREST AVE
EAST POINT, GA 30344**

**CONTACT FOR
ASKING PRICE**

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1562 E FORREST AVE | EAST POINT, GA 30344

OVERVIEW

DISCOVER THE CHARM AND CONVENIENCE OF EAST POINT

LOCATED ONLY SEVEN MILES SOUTH OF DOWNTOWN ATLANTA, EAST POINT BOASTS A CHARMING DOWNTOWN SQUARE AND IS IN CLOSE PROXIMITY TO THE WORLD'S BUSIEST AIRPORT, HARTSFIELD-JACKSON INTERNATIONAL. THE CITY IS EASILY ACCESSIBLE VIA I-285, I-75/85, AND MARTA FOR CONVENIENT TRAVEL.

EAST POINT FEATURES AN IMPRESSIVE PEDESTRIAN BRIDGE THAT SPANS THE RAILROAD, LINKING THE DOWNTOWN SQUARE AND THE MARTA STATION TO COMMERCIAL DEVELOPMENTS AND THE SOUTH SIDE OF THE CITY. WITH AFFORDABLE RENTS, EXCELLENT INFRASTRUCTURE, AND A STRONG LABOR FORCE, EAST POINT IS AN ATTRACTIVE MARKET FOR OFFICE AND RETAIL TENANTS.



- NEARBY COFFEE SHOP AND CAFÉ A WALK AWAY
- HISTORIC LOFT OFFICE/WAREHOUSE SPACE
- LOADING DOCKS
- FORKLIFT ACCESSIBLE
- 24' CEILINGS
- SITE WITH MULTIPLE ACCESS POINTS FOR EASY DELIVERY
- UNBEATABLE LOCATION
- EASY ACCESS TO EAST POINT MARTA STATION
- NEAR DOWNTOWN ATLANTA
- PEDESTRIAN ACCESS
- CLOSE TO AN ARRAY OF RESTAURANTS, BANKS, SHOPPING, HOTELS, AND BUSINESS SERVICES
- MINUTES AWAY FROM HARTSFIELD-JACKSON INTERNATIONAL AIRPORT
- CLOSE TO DOWNTOWN BUSINESS DISTRICT

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OVERVIEW



Versatile Property with 2 Parcel Lots and Rezoned for Better Land Use

Looking for a property that can cater to a wide range of businesses? Check out our property that features 2 parcel lots and has been rezoned for better land use under CR Zoning Criteria (refer to attached document). With large spaces and high ceilings, this property is perfect for events, clubhouses, studio spaces, retail shops, tasting rooms, distribution centers, light industrial activities, and much more. The total square footage is approximately 40,000, inclusive of B1 2nd story floor installation and B4 roof installation (if desired). The current covered square footage is around 17,000.



Land Use

Approved Commercial Redevelopment (CR) Scope and Intent

- Multi-Family Residential, Town Homes, Apartments
- Retail
- Brew Pubs
- Banks
- Light Industrial
- Film, Studios, Prop Storage
- Events
- Artisan Workshops, Galleries, Photography
- Restaurants

1562 E FORREST AVE | EAST POINT, GA 30344

OVERVIEW

PARID: 14 0156 LL0343	
DIAMOND CM CAPITAL LLC	
1562 EAST FORREST AVE	
Parcel	
Parcel ID:	14 0156 LL0343
Property Location:	1562 EAST FORREST AVE
Unit:	
City:	EAST POINT
Neighborhood:	C908
Improvement Strata:	I1
Property Class:	I4
Land Use Code:	398-Warehouse (bulk)
Living Units:	0
Acres:	2.026
Zoning:	CR- Rezoned to Commercial Redevelopment
Location:	8
Fronting:	4 - 4
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

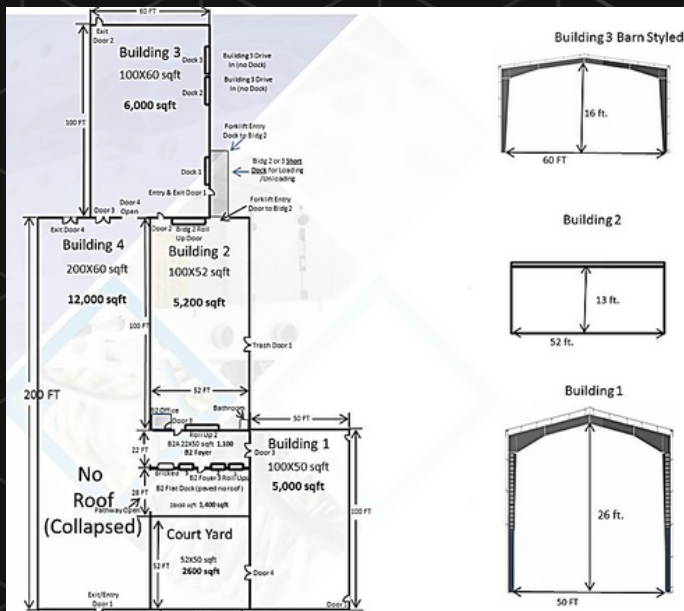
Environmental

A clean site, the last analysis was performed in 2018 and quoted “No problems were encountered during the analyses. Additionally, all results for the associated Quality Control samples were within EPA and/or AES established limits.”
Analytical Environmental Services

PARID: 14 0156 LL0350	
DIAMOND CM CAPITAL LLC	
0 EAST FORREST AVE	
Parcel	
Parcel ID:	14 0156 LL0350
Property Location:	0 EAST FORREST AVE
Unit:	
City:	EAST POINT
Neighborhood:	C908
Improvement Strata:	VA
Property Class:	I3
Land Use Code:	300-Vacant Commercial Land **
Living Units:	0
Acres:	.14
Zoning:	CR- Rezoned to Commercial Redevelopment
Location:	8
Fronting:	4 - 4
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Utilities Completed

- 4 New Poles, 3 New Transformers
- New Electrical Lines: Externally
- New Electrical Wiring and Outlets: Internally
- New Lighting: Internally & Externally
- New Water Line & Meter



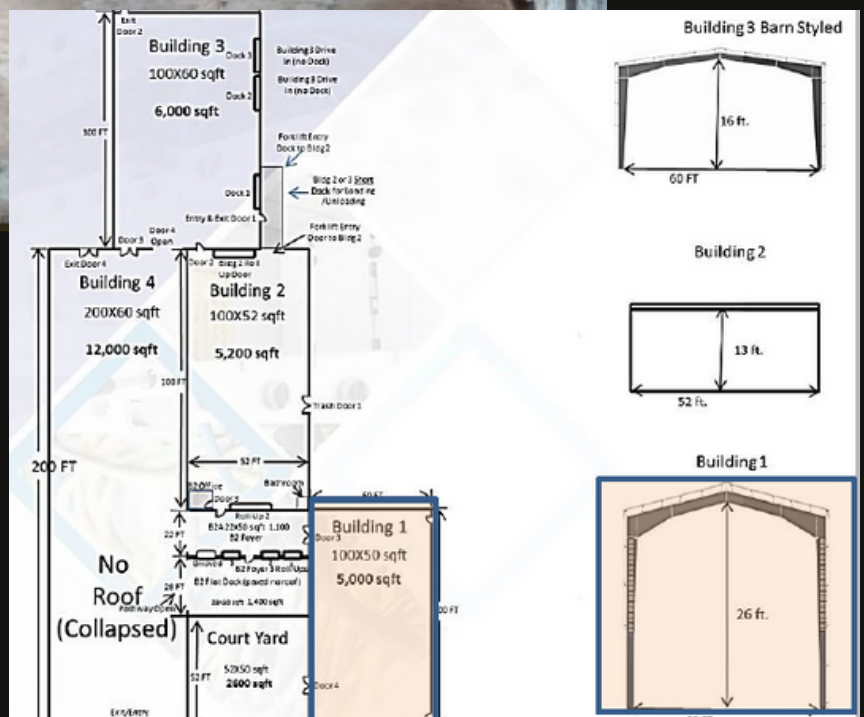
CIRCA.1900 (100L X 50W X 26H)

1562 E FORREST AVE

BUILDING - 01



The main building is a 5,000 sqft building with 2 stories, but the upper floor has been removed giving this building 26-foot high ceilings with views of the most incredible hand-carved stone walls from a time gone by.



CIRCA. 1900 (100L X 52W X 13H)

1562 E FORREST AVE

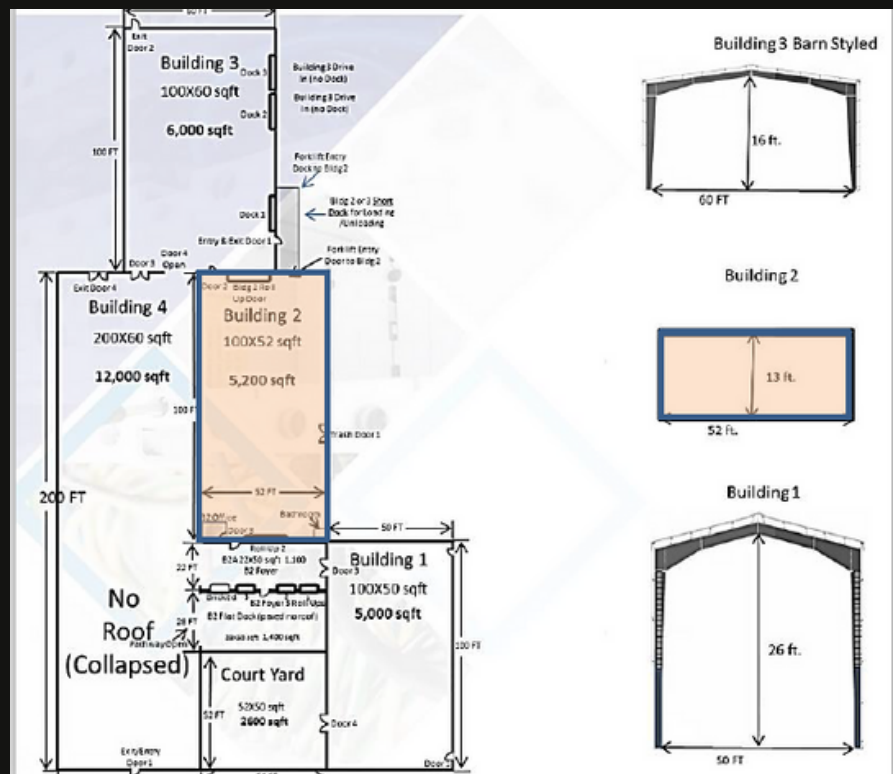
BUILDING - 02



6,000 sqft can be used for filming or production of a good or service. The lowered 13-foot ceiling is ideal for low lighting.

Perfect for that factory feel, invites your gaze to the steel-beamed structure above.

Can be easily blacked out for a nighttime feel during the day! Or used to produce goods or services.



CIRCA.1970 (100L X 50W X 13H)

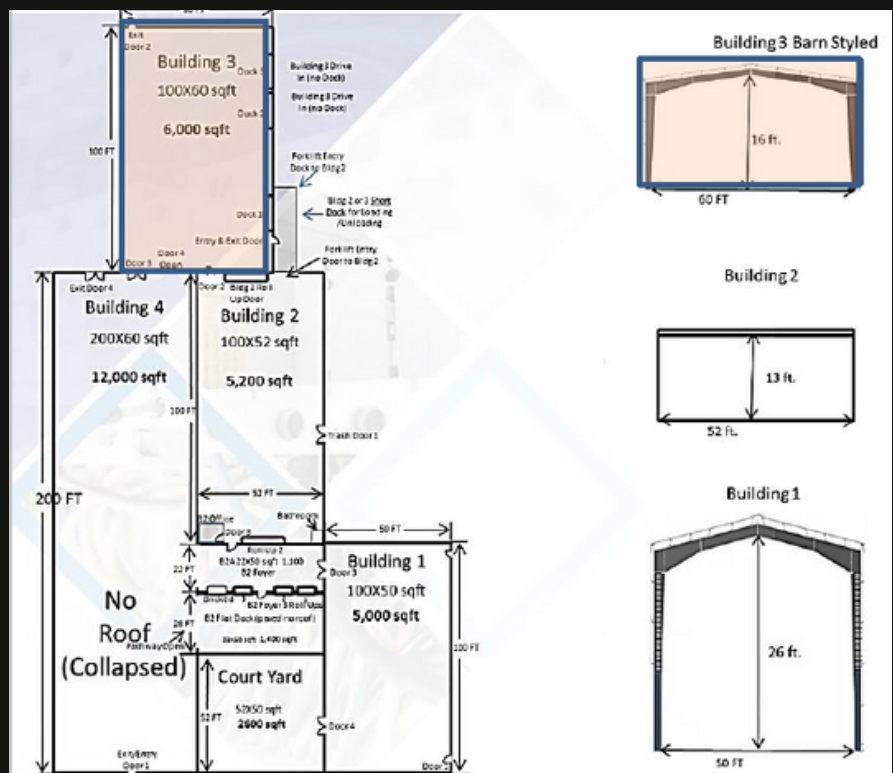
1562 E FORREST AVE

BUILDING - 03



6,000 sqft of smooth floors and 16-foot high ceilings. 3 roll-up doors, one is a low dock and two are drive-in bays.

Barn-styled building
perfect for storing goods
or service need.



CIRCA.1920 (200L X 60W)

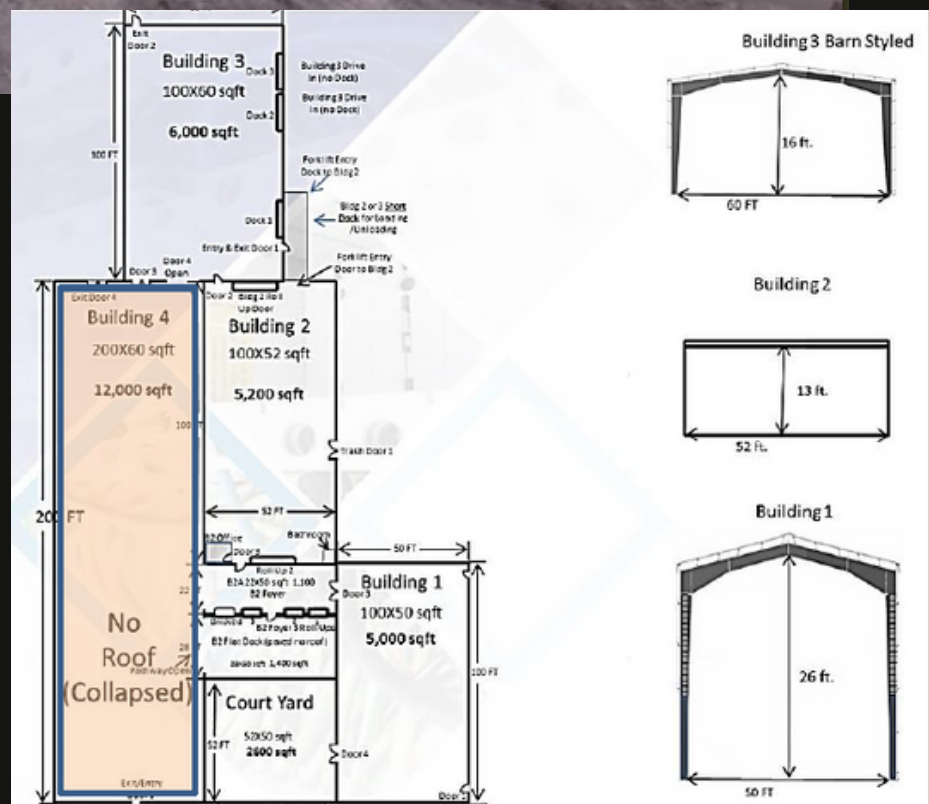
1562 E FORREST AVE

BUILDING - 04

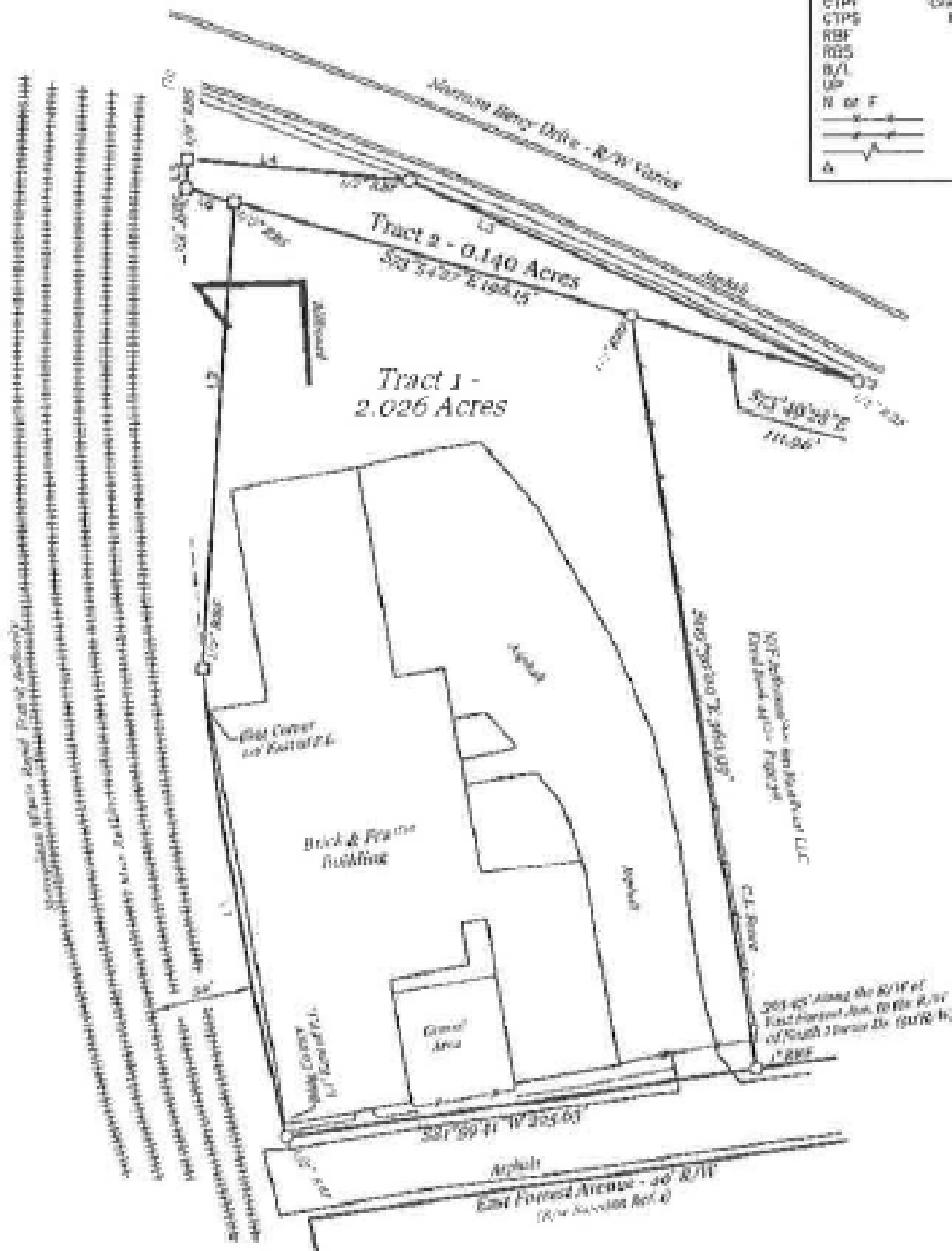


Building Four is a one-story building with 12,000 sqft. but the roof is gone which offers an open-air area perfect for private outside filming.

Open areas can be used for various purposes. You can also add 12,000 sqsf, by adding the roof.



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RPF	Rebar Found
RPS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
---	Fence
---	Overhead Wire
---	Not to Scale
Δ	Calculated Point



NOTES:

- 1.) Field Data: Closure Precision 1"/12,761'. Angular Error = 00'15.74".
- 2.) Measurements were taken with a Topcon SPR 8205A on 02-21-2013 and were balanced using the Compass Rule.
- 3.) Bearings are based on Reference 1.
- 4.) Plot Precision: 1"/100,000'.
- 5.) The public records referenced herein reflect only those records necessary to establish the boundaries herein, and reference to the same does not and is not intended to constitute a title search or title opinion.
- 6.) No portion of this property is located within a Special Flood Area as indicated on F.I.M.W. No. 1312025622, dated 08-22-1993.
- 7.) Easement's and/or R/W's may exist on subject property that are not shown herein.

REFERENCES:

- 1.) A survey for Gary Praxett by Ruhling and Ruhling Land Surveyors, dated 03-21-1990.
- 2.) A survey for The Zimmerman Property by Joe R. Arnold, III dated 11-10-1998.



Course	Bearing	Distance
1	Rad: 1528.74' Tan: 113.84' Ch: 810'31'50" W	Arc: 328.90' Ch: 8'07'54"
2	N 03°53'30" E	219.18'
3	N 85°52'24" W	233.38'
4	N 84°23'14" W	108.88'
5	Rad: 1548.05' Tan: 8.80' Ch: 502'19'22" N	Arc: 15.80' Ch: 0'28'14"
6	S 73°50'24" E	23.54'



SCALE: 1" = 60'

LANDTEC

40 SARANTAN DRIVE, SUITE 111
CLIFTON, GEORGIA 30040
PHONE: (678) 719-0120 FAX: (770) 444-4216

SURVEY FOR:
KAIROS
DEVELOPMENT CORPORATION

LOCATED IN:
LAND LOT 58, 16TH DISTRICT
JACKSON COUNTY, GEORGIA

DRAWN	WJS
CHECKED	RJS
DATE	02/28/2013
SCALE	1"=60'
JOB NUMBER	13-000
SHEET NUMBER	3 OF 1

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WHAT'S HAPPENING LOCALLY?

Across the track is The Commons, a \$150 million 9-acre mixed-use project with 400 apartments, 24 townhomes, and some retail below, all phased to start soon. And this project has the backing of the city.

Also across the track is Nelms House, a newly redesigned 9-story senior living building. It was stripped to the concrete structure with no siding, exterior walls, flooring, windows or doors, and built completely anew. Opening soon!

The Historic Wagon Works building is two blocks away and is being repurposed for upper-scaled condominiums, and the rumor mill is saying “they’re going to be stunning.” Designer and developer of fine homes and townhomes.

Lot across the street to be repurposed

Moore House School of Medicine is moving into a building only one block away. Will support more than 14,000 people per year. Staff count: more than 100 medical staff, personnel, and students, AND MORE!



THE COMMONS



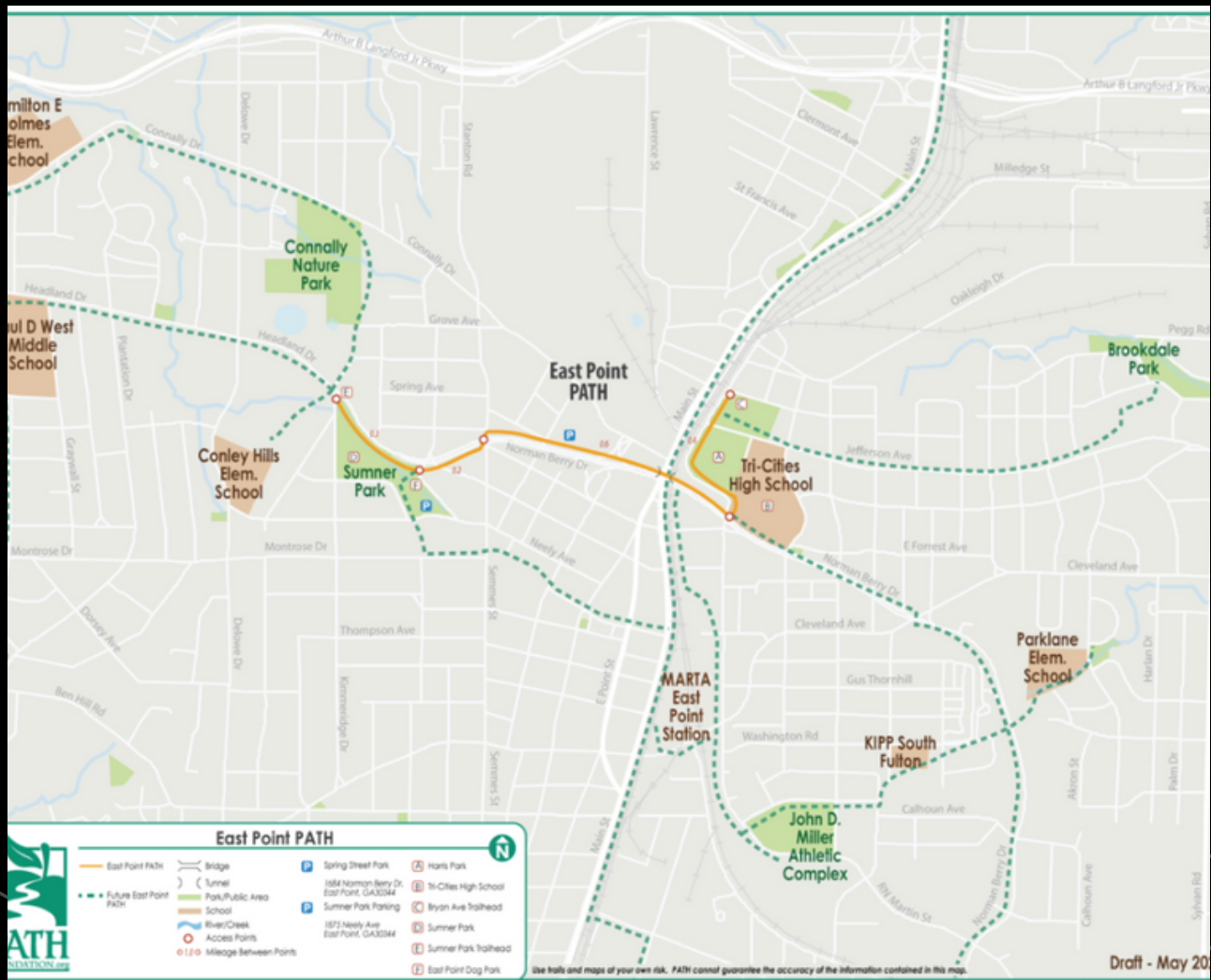
NELMS HOUSE



MOREHOUSE SCHOOL OF MEDICINE

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EAST POINT PATH



Description: Greenway trail through Sumner Park with a side path along Norman Berry Drive.

Nearby Attractions/Trails: East Point Velodrome

Major Parking/Access Points: Sumner Park

Distance: 1.4 Miles

About: This 1.4-mile-long trail weaves through Sumner Park before joining Norman Berry Drive and Spring Street Park on the way to Tri-Cities High School and Bryan Park. It is flat and family-friendly.

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EAST POINT PATH

The East Point Path is underway with portions already completed. This sprawling trail project was designed by Ryan Gravel with the Industrial/Warehouse District at its center.



This path will weave directly around and through this property, and a proposed walking and biking bridge will land on the rear of the property.

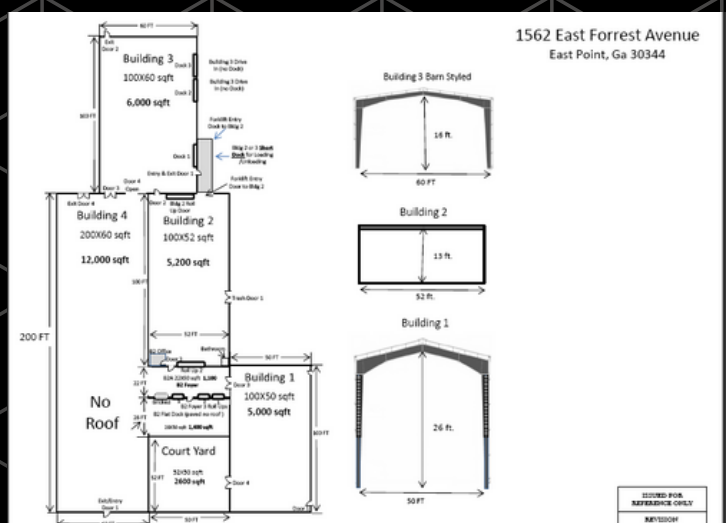


Another bridge may cross over the rail line and land in front of the property for people walking or biking from downtown East Point.



A PROPOSED MULTI-USE PATH AND PEDESTRIAN BRIDGE CONNECTING DOWNTOWN EAST POINT TO TRI-CITIES HIGH SCHOOL. IMAGES: CITY OF EAST POINT MASTER PLAN

FUTURE RENDITION





THANK YOU

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