

741 Piedmont Ave

ATLANTA, GA 30308

**FLEXIBLE OWNER-USER OPPORTUNITY
IN HEART OF MIDTOWN**



7,479 SF | 3 Floors | Occupy One Suite Up to Full Building



INDUSTRY
REAL ESTATE PARTNERS

CONTENTS

1. Property Facts
2. Site Plan
3. Floor Plans
4. Rent Roll
5. Expenses & Systems Information
6. Disclaimer & Contact Information

Matt Parisi
Vice President
404.323.3107

mparisi@industry-rep.com

PROPERTY FACTS

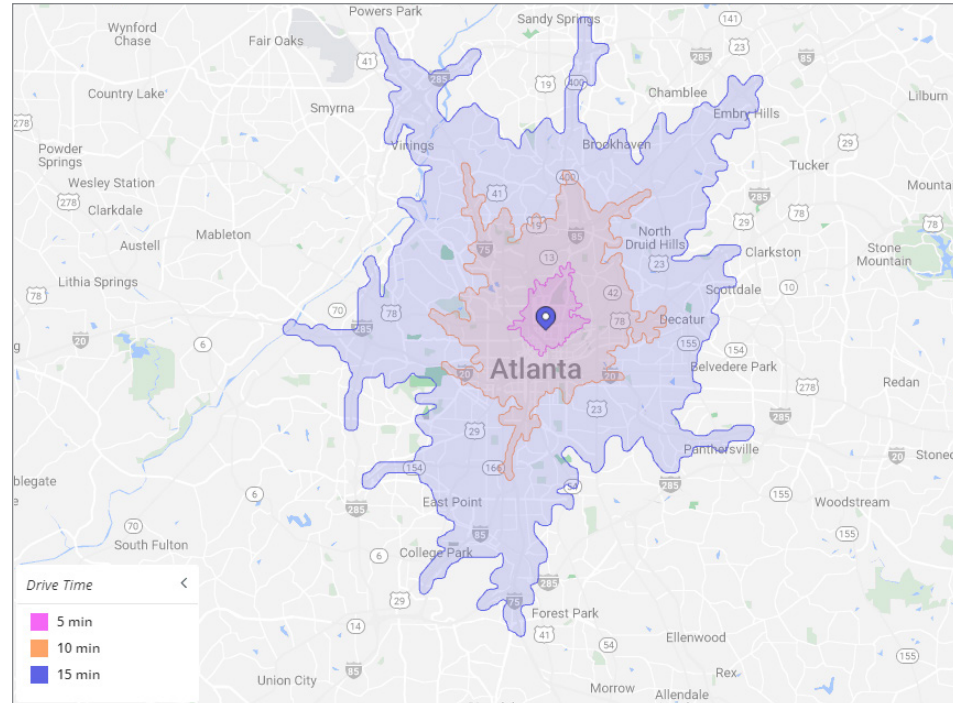
PROPERTY RECORD

Address	741 Piedmont Ave NE
City	Atlanta
Zip Code	30308
County	Fulton
Tax District	5
Parcel ID	14 004900061006
Zoning	SPI-17 SA4
Acreage	0.22

CONSTRUCTION

Year Built	1920
Rentable Square Footage	7,479
Floors	3
Material	Wood Frame
Private Parking Spaces	18
Additional Street Parking	11
Parking Ratio	2.4

DRIVE TIMES



INVESTMENT HIGHLIGHTS



IN-PLACE RENTAL
INCOME = **\$20,000 +**
PER MONTH



FLEXIBLE LEASES TO OCCUPY
AS MUCH SPACE AS NEEDED



MULTIPLE ACCESS POINTS
FOR PRIVACY AND SECURITY



**HIGH IN-TOWN
PARKING RATIO**

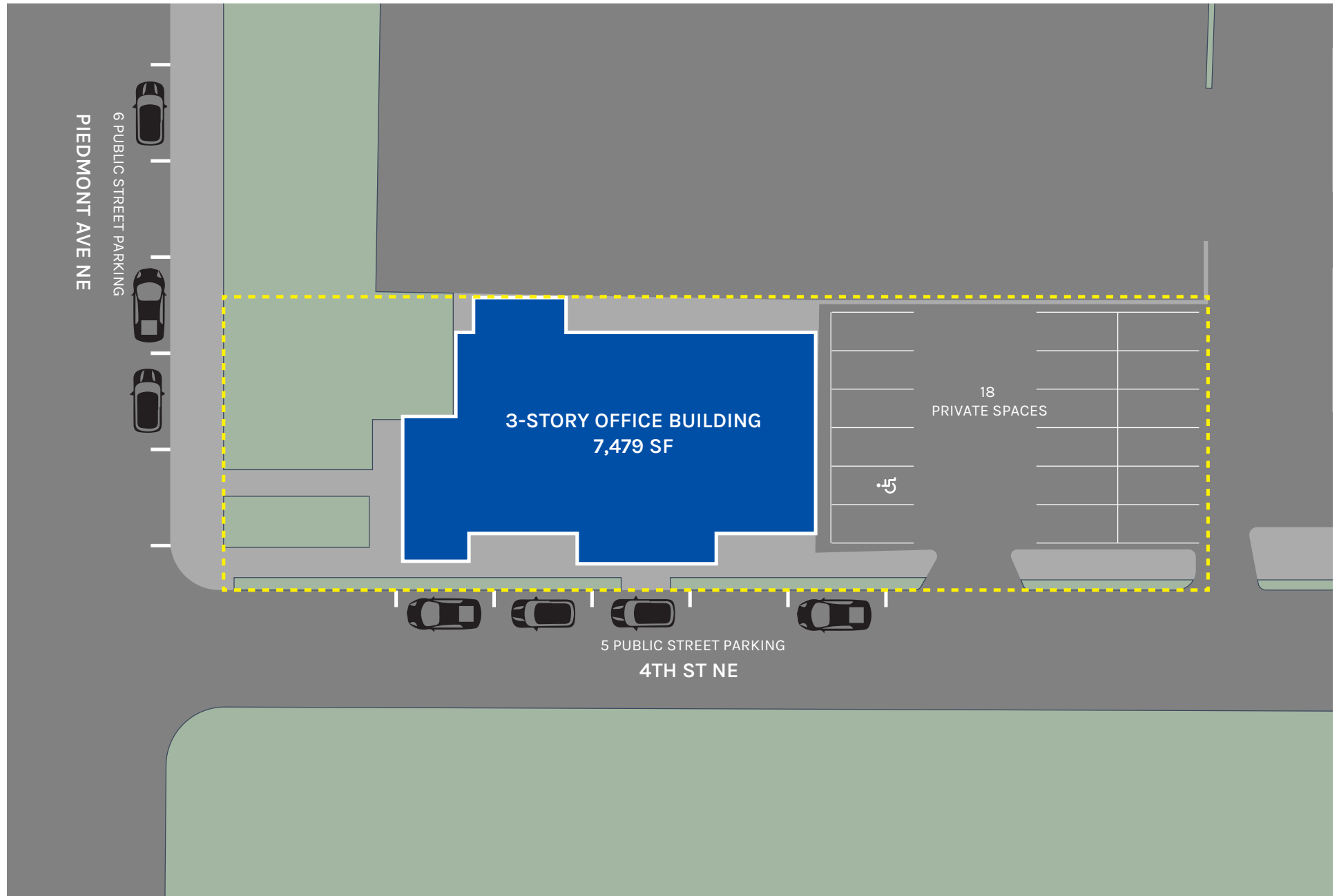


HISTORIC
ARCHITECTURE



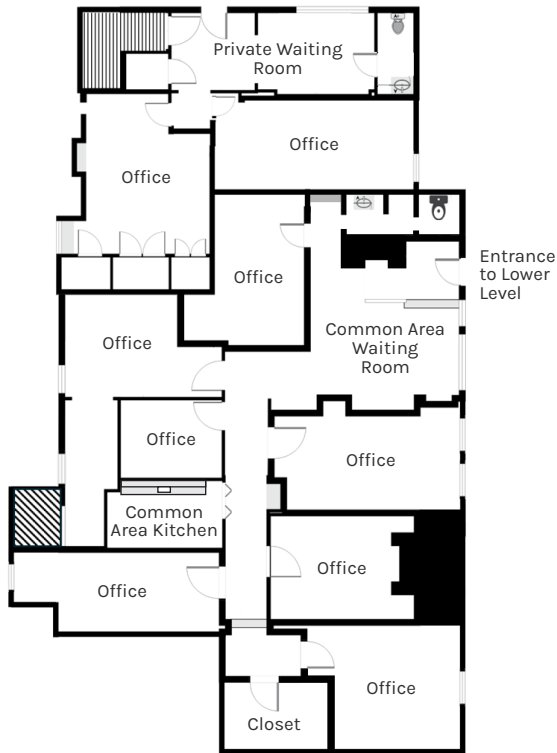
RECENTLY UPDATED
BUILDING SYSTEMS

SITE PLAN

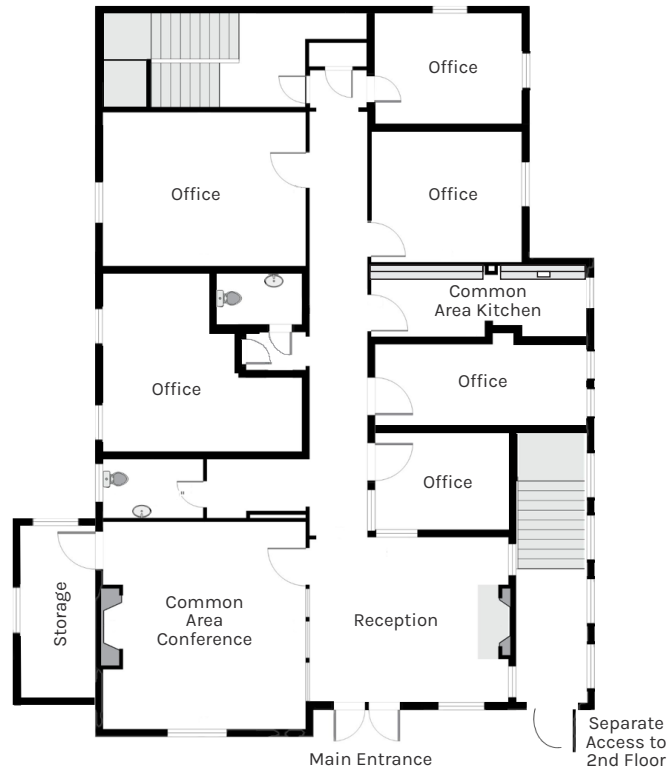


FLOOR PLANS

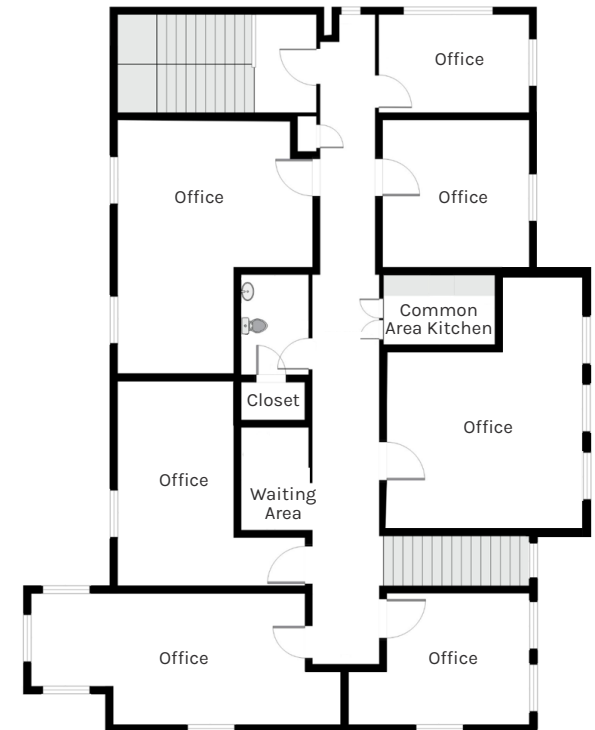
LOWER LEVEL



MAIN FLOOR



SECOND FLOOR



RENT ROLL

LOWER LEVEL

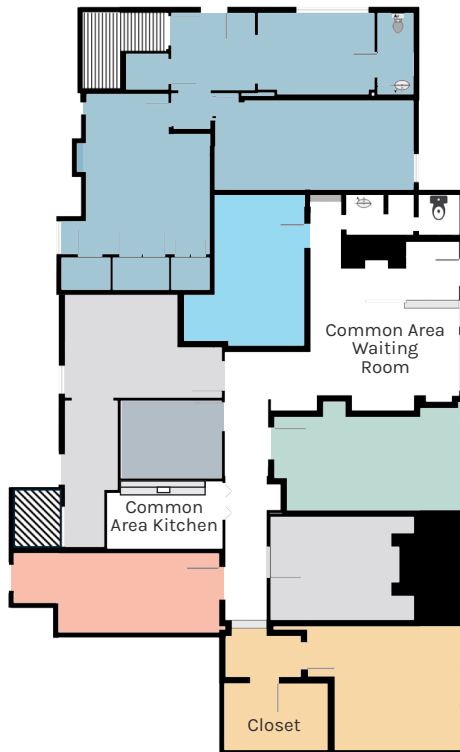
SUITE	TENANT	LEASE TERM	RENT
LLA	Contact for more info	Sign C.A.	Sign C.A.
LLB	Contact for more info	Sign C.A.	Sign C.A.
LLC	Contact for more info	Sign C.A.	Sign C.A.
LLD	Contact for more info	Sign C.A.	Sign C.A.
LLE	Contact for more info	Sign C.A.	Sign C.A.
LLF	Contact for more info	Sign C.A.	Sign C.A.
LLG	Vacant		
LLH	Contact for more info	Sign C.A.	Sign C.A.

MAIN FLOOR

SUITE	TENANT	LEASE TERM	RENT
A	Contact for more info	Sign C.A.	Sign C.A.
B	Contact for more info	Sign C.A.	Sign C.A.
C	Contact for more info	Sign C.A.	Sign C.A.
D	Contact for more info	Sign C.A.	Sign C.A.
E	Contact for more info	Sign C.A.	Sign C.A.

SECOND FLOOR

SUITE	TENANT	LEASE TERM	RENT
2A	Contact for more info	Sign C.A.	Sign C.A.
2B	Contact for more info	Sign C.A.	Sign C.A.
2C	Contact for more info	Sign C.A.	Sign C.A.
2D	Contact for more info	Sign C.A.	Sign C.A.
2E	Contact for more info	Sign C.A.	Sign C.A.
2F	Contact for more info	Sign C.A.	Sign C.A.
2G	Contact for more info	Sign C.A.	Sign C.A.



EXPENSES & OPERATING SYSTEMS

OPERATING SYSTEMS

ITEM	YEAR INSTALLED
Roof	2022
HVAC Unit 1	2019
HVAC Unit 2	2019
HVAC Unit 3	2019



EXPENSES (2023)

ITEM VENDOR	AVG ANNUAL COST
County Taxes	\$3,969
City Taxes	\$13,741
Property Insurance	\$5,000
Landscaping	\$1,500
Janitorial	\$4,800
Termite	\$402
Electric	\$7,510
Water	\$600
Gas	\$3,227



741 Piedmont Ave

ATLANTA, GA 30308



Matt Parisi
Vice President
404.323.3107
mparisi@industry-rep.com



5901 Peachtree Dunwoody Rd NE
Building C, Suite 460
Atlanta, GA 30328-5382
770.458.2051
IndustryRealEstatePartners.com

Industry Real Estate Partners has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This flyer is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Industry Real Estate Partners or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

