

Prime East Atlanta Village Live/Work Opportunity

1259 Metropolitan Avenue Southeast, Atlanta, GA 30316



Property Description

Rarely available, highly flexible property in the heart of East Atlanta Village—currently home to Metropolitan Studios through the end of June. Zoned Neighborhood Commercial (NC-2), this building offers true live/work potential, owner occupancy with income, or full commercial use. Features include a large open performance or classroom space, offices, a separate residential unit with private entrance, off-street parking, two garages, and exceptional storage. This is a genuinely rare opportunity in one of Atlanta's most sought-after neighborhoods.

OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	2,446 SF
Zoning:	NC-2

Property Highlights

- Residential + commercial zoning - true live/work or income-producing potential
- Large open performance / classroom space with stage
- Additional office or flex space
- Loft-style balcony overlooking main space
- Large conference room or private office
- Separate residential unit with private exterior entrance
- Two garages and off-street parking (1-car + 2-car)
- Walkable crawlspace with exceptional storage
- New Furnace + All New Flooring on Upper Level

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The Space

For creativity. For community. For income. For something memorable.

If you've been waiting for a property that feels different because it IS different, this is one you'll want to see in person.

Right in the heart of East Atlanta Village, this iconic property, long known as Metropolitan Studios, is one of those rare spaces that already knows how to hold people. It was built for movement, creativity, gathering, and expression, and it shows the moment you walk in. Properties like this almost never come available in EAV, and that's not marketing fluff—it's reality.

The building is zoned to allow both residential and commercial use, which opens the door to true flexibility: live/work, owner-occupy with income, or a fully commercial creative or office space. Whether you want to run a business downstairs and live upstairs, create an event or performance venue, or reimagine it as something entirely new, this property gives you options most city buildings simply don't.

The main level features a large open lobby and performance room with stage—currently used for classes and events—along with additional classroom or office space, a dedicated storage room, a full kitchen, and a restroom.

Upstairs, a loft-style balcony overlooks the main space, creating a natural flow between levels. There's also a large conference room or private office and a separate residential unit with bedroom, bathroom, and living area. The residential space has its own exterior entrance, accessed by private stairs leading to the parking lot—making it perfect for owner occupancy, a tenant, or added income without overlap.

And then there are the features that truly set this property apart:

two garages (one-car and two-car), off-street parking, and a walkable crawlspace with serious storage capacity.

These are the kinds of things you cannot easily add later, and they're incredibly rare in the city, especially in a neighborhood like EAV.



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The Neighborhood

East Atlanta Village (EAV) is a highly walkable neighborhood known for its edgy character, creative energy, and thriving independent business scene. Located just south of Little Five Points with convenient access to I-20, EAV strikes a rare balance between urban living and an unpretentious, community-driven vibe.

At its core, East Atlanta Village is defined by locally owned shops, live music, neighborhood bars, and a strong sense of place. Along Flat Shoals and Glenwood Avenues, you'll find a diverse mix of restaurants, pubs, bookstores, coffee shops, bakeries, bike shops, boutiques, and LGBTQ-friendly venues—each contributing to the neighborhood's distinctly eclectic personality.

EAV is also a cornerstone of Atlanta's music and arts culture. Beloved venues like The EARL regularly host local, regional, and national acts, making the neighborhood a natural gathering place for musicians, creatives, and music lovers alike.

Community is central to life in East Atlanta Village. The neighborhood hosts the EAV Farmers Market every Thursday from April through December and the annual East Atlanta Strut, a well-known music and arts festival that brings residents and visitors together. These events reflect the area's strong local pride and deep-rooted connections.

With limited inventory, high demand, and a culture that values authenticity over polish, East Atlanta Village is not a passing trend—it's a neighborhood with lasting appeal.

Properties here are tightly held, and opportunities to own within the village are genuinely rare.



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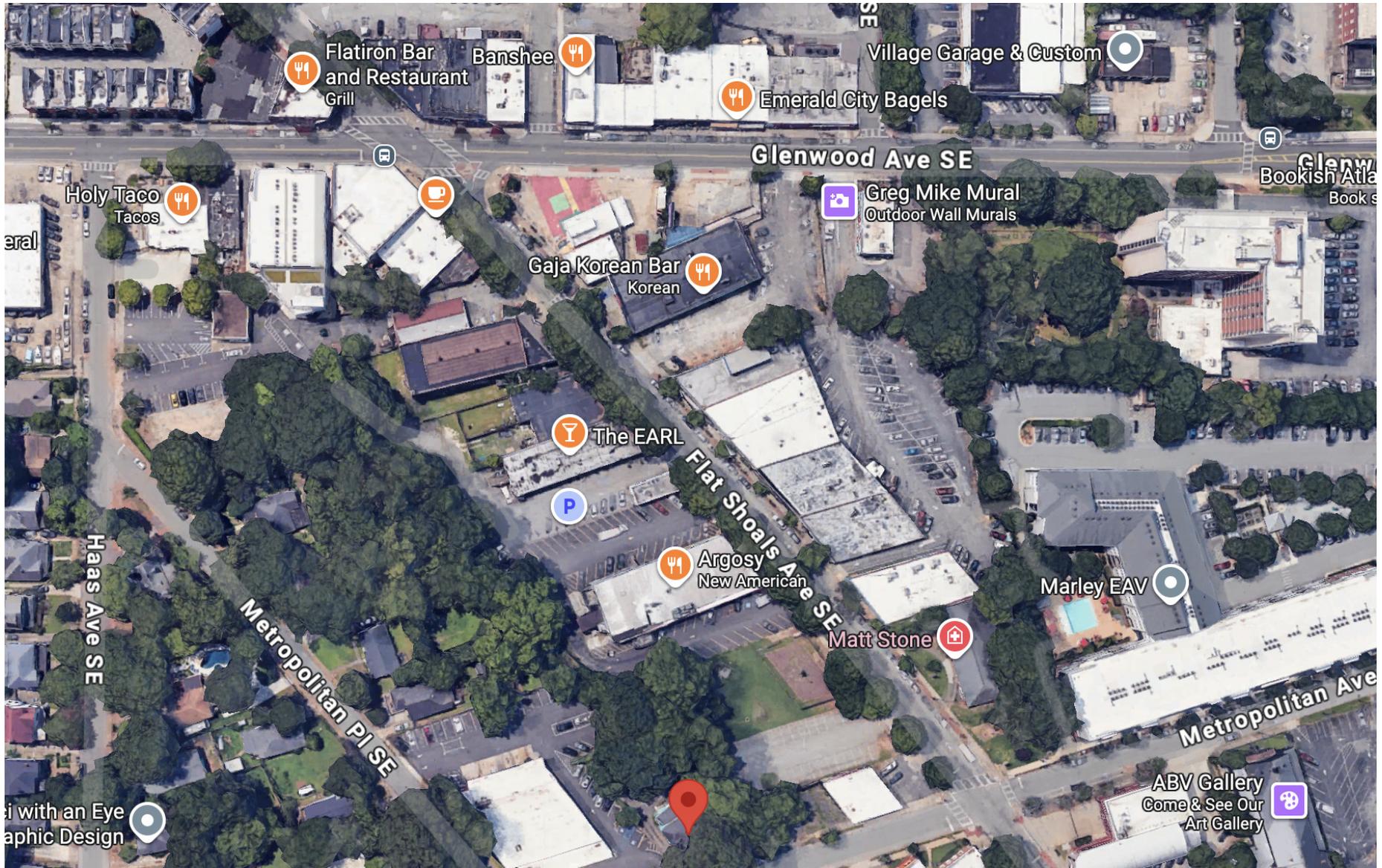
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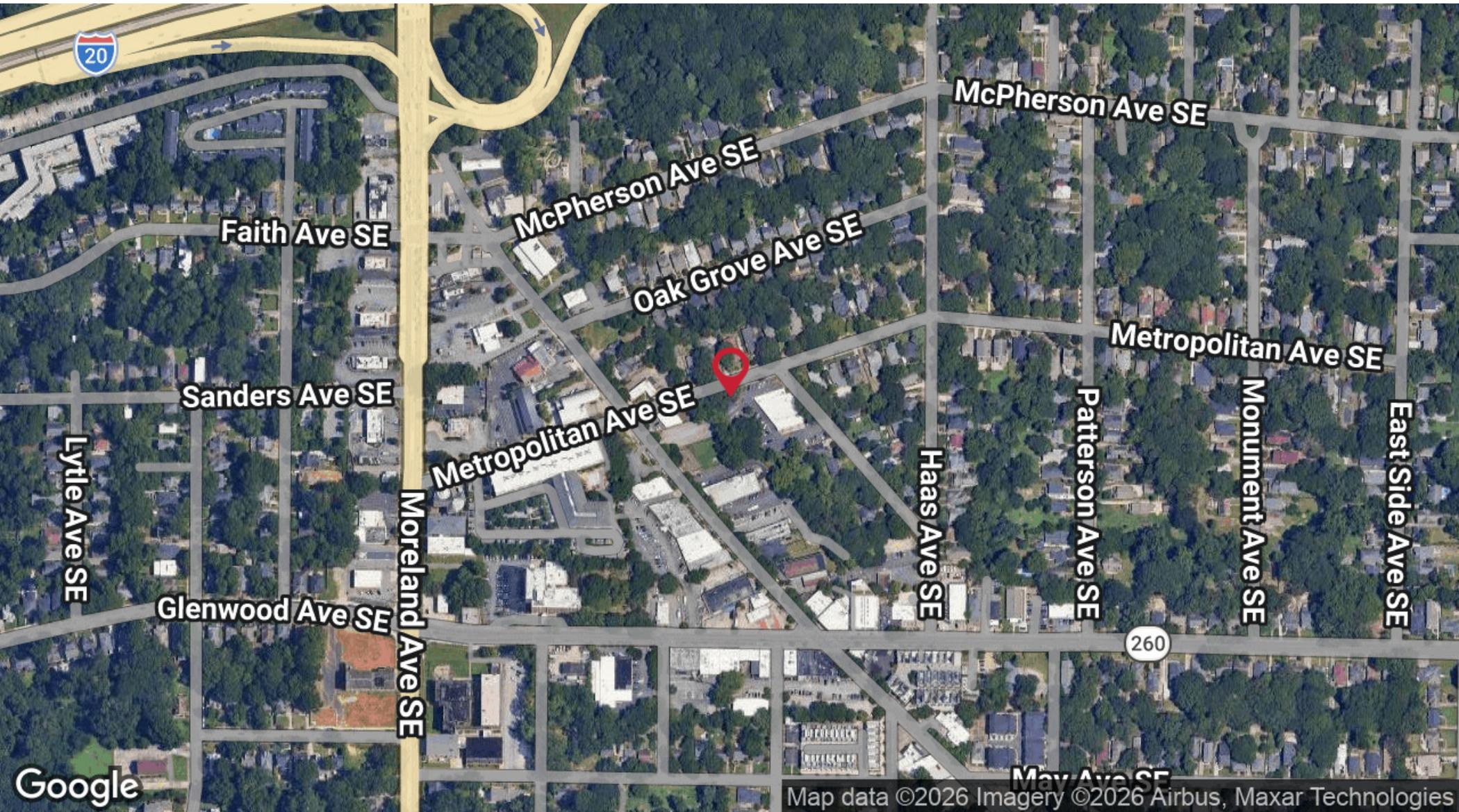
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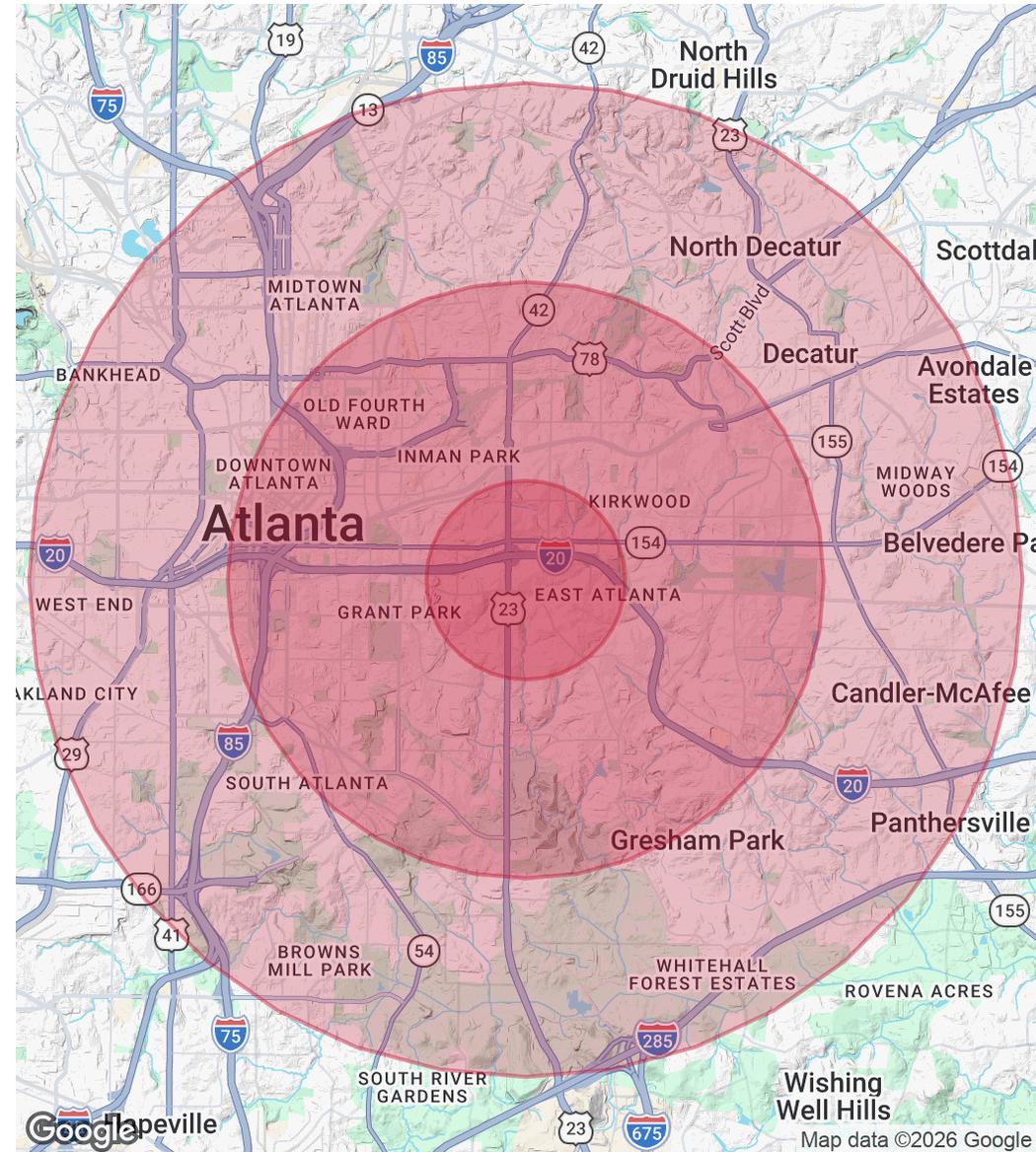
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,666	145,861	346,733
Average Age	35.4	35.6	35.8
Average Age (Male)	35.6	35.0	35.3
Average Age (Female)	35.3	35.1	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,566	68,415	155,550
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$162,185	\$136,876	\$131,845
Average House Value	\$535,643	\$552,373	\$512,744

2023 American Community Survey (ACS)



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