

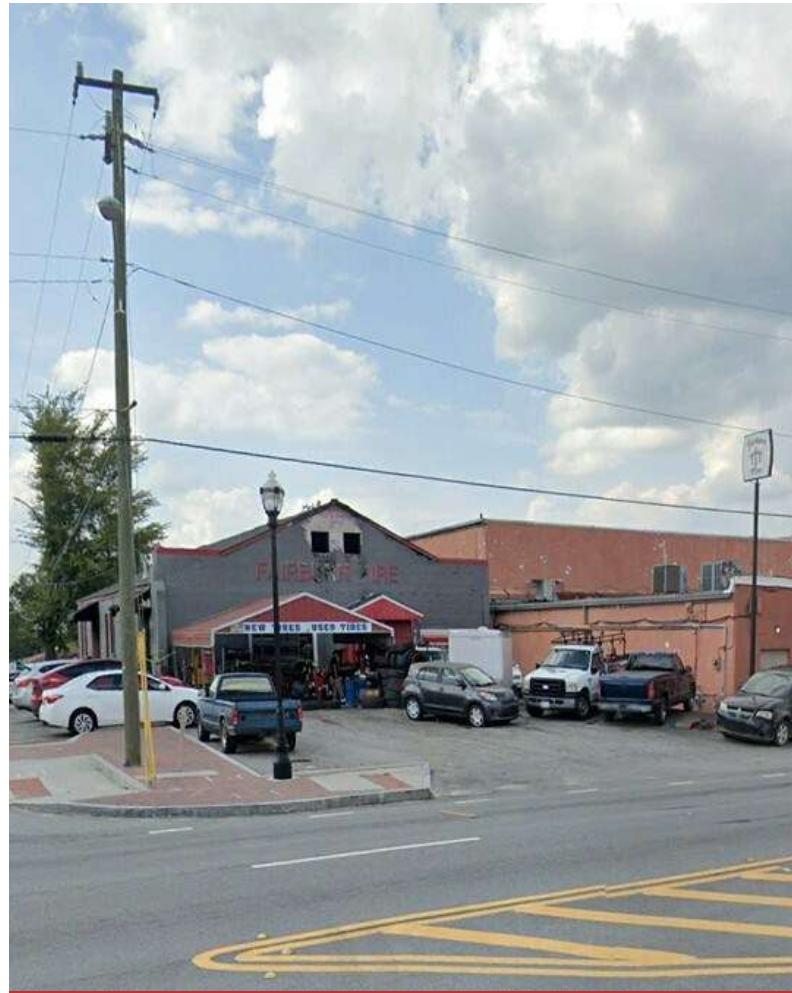
85 W Broad St

85 W Broad St, Fairburn, GA 30213



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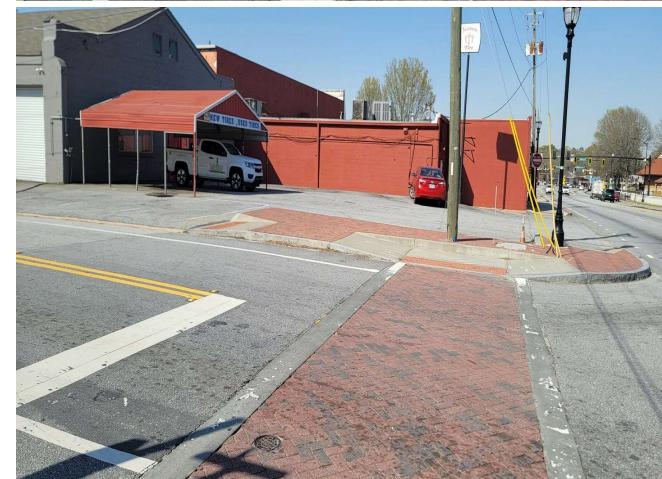


85 W Broad St

XXXXXX \$750,000

Prime Redevelopment or Retrofit Opportunity in Downtown Fairburn, GA! This approximately 4,424 sq. ft. brick building has been renovated to meet City of Fairburn standards for a Certificate of Occupancy. Situated on a corner lot containing just under one-third of an acre, located in the Downtown Mixed-Use Zoning District, offering versatile development potential. Zoning allows for a variety of uses, including O&I (Office & Institutional), C-1 or C2 (Retail, Shopping or Service Industries), and RM-12 (Multifamily) with a density of up to 12 units per acre. Perfect for a restaurant, retail space, mixed-use development, or office space. Discover the future of downtown Fairburn! The city is transforming with pedestrian-friendly initiatives, like widened sidewalks, new crosswalks, and a scenic walkway over the railroad tracks. With a recent \$200,000 planning grant from the Atlanta Regional Commission, Fairburn is enhancing connections between downtown and its growing...

- Corner Lot
- Free Standing
- Heavy Traffic



Price: \$1,000,000

Property Type: Retail

Property Subtype: Freestanding

Building Class: C

Sale Type: Owner User

Lot Size: 0.28 AC

Gross Building Area: 4,424 SF

Sale Conditions: Build to Suit

No. Stories: 1

Year Built: 1938

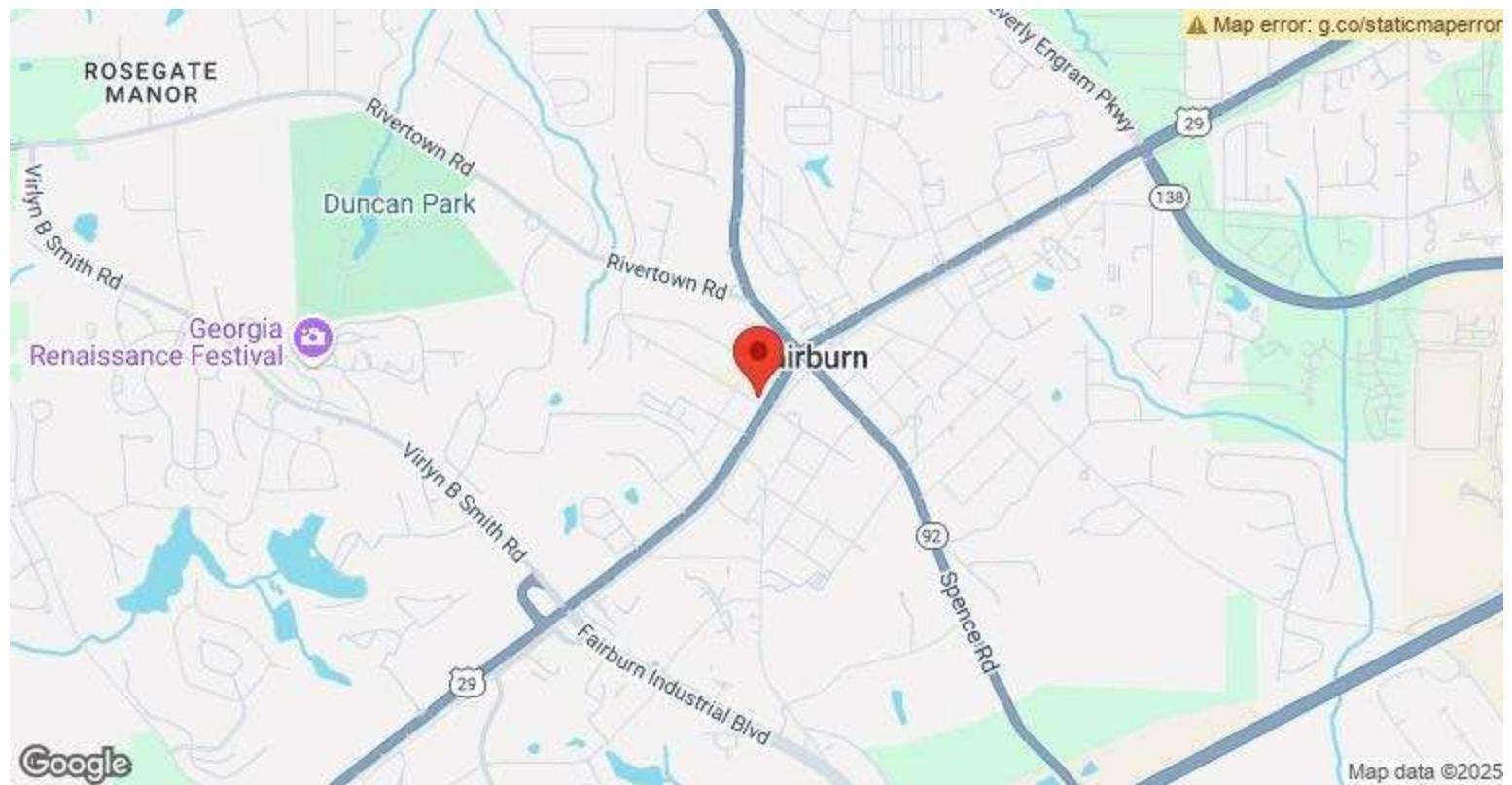
Parking Ratio: 1.13/1,000 SF

Clear Ceiling Height: 14 FT

Zoning Description: C1

APN / Parcel ID: 09F-1003-0052-031-2

Walk Score ®: 64 (Somewhat Walkable)



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Property Photos

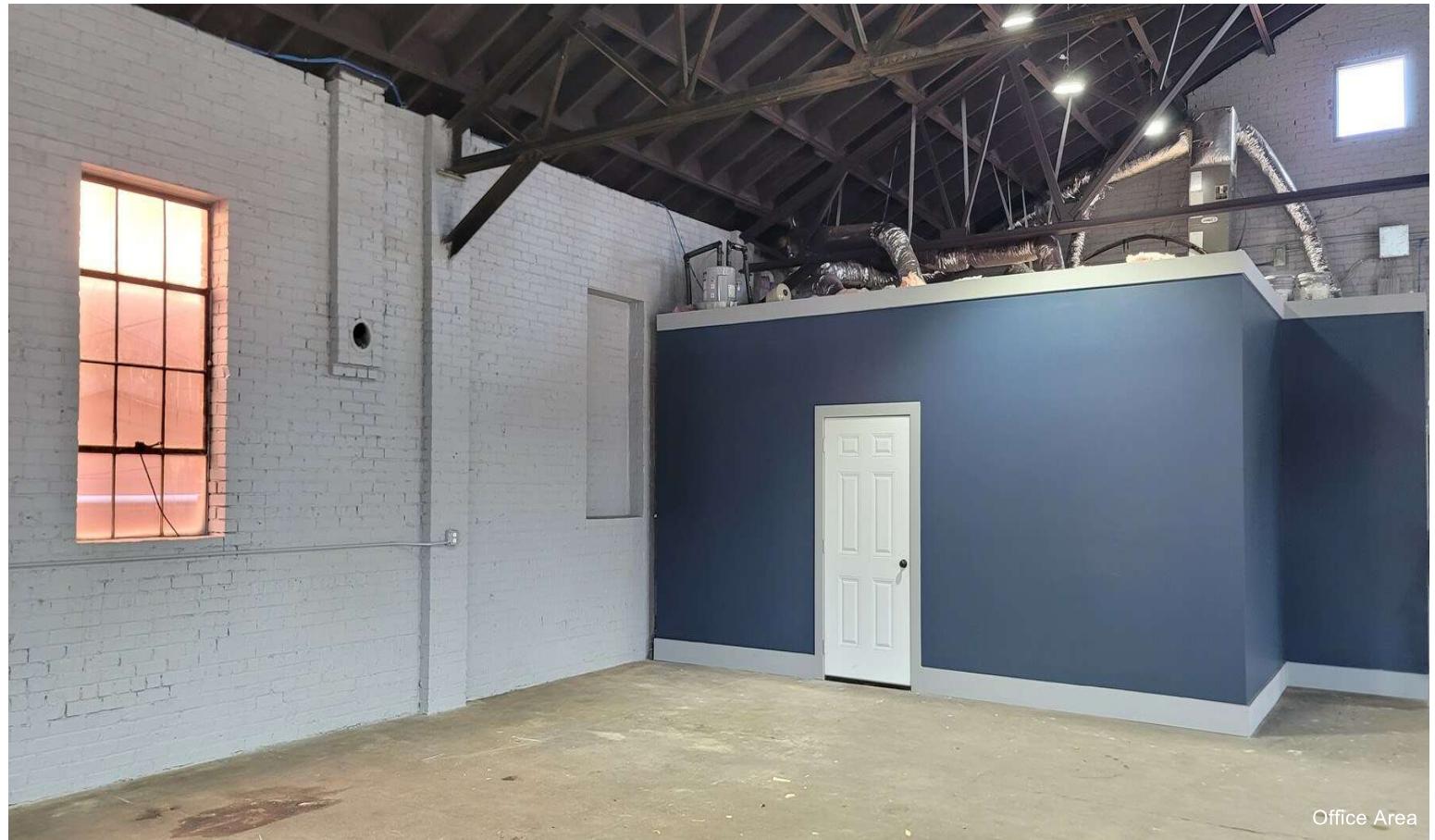


Rear Yard Area

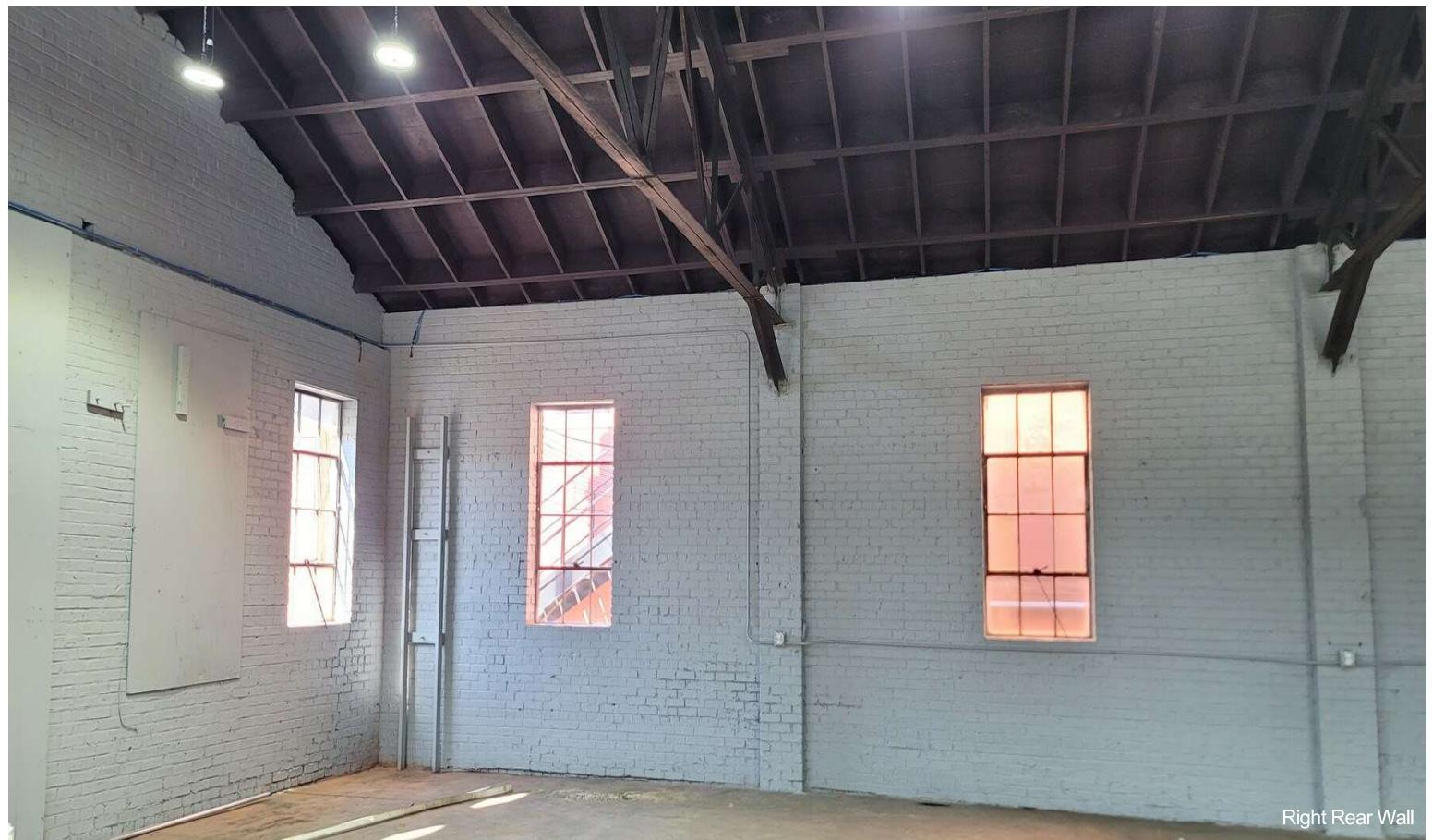


Side View Double Roll up Doors

Property Photos

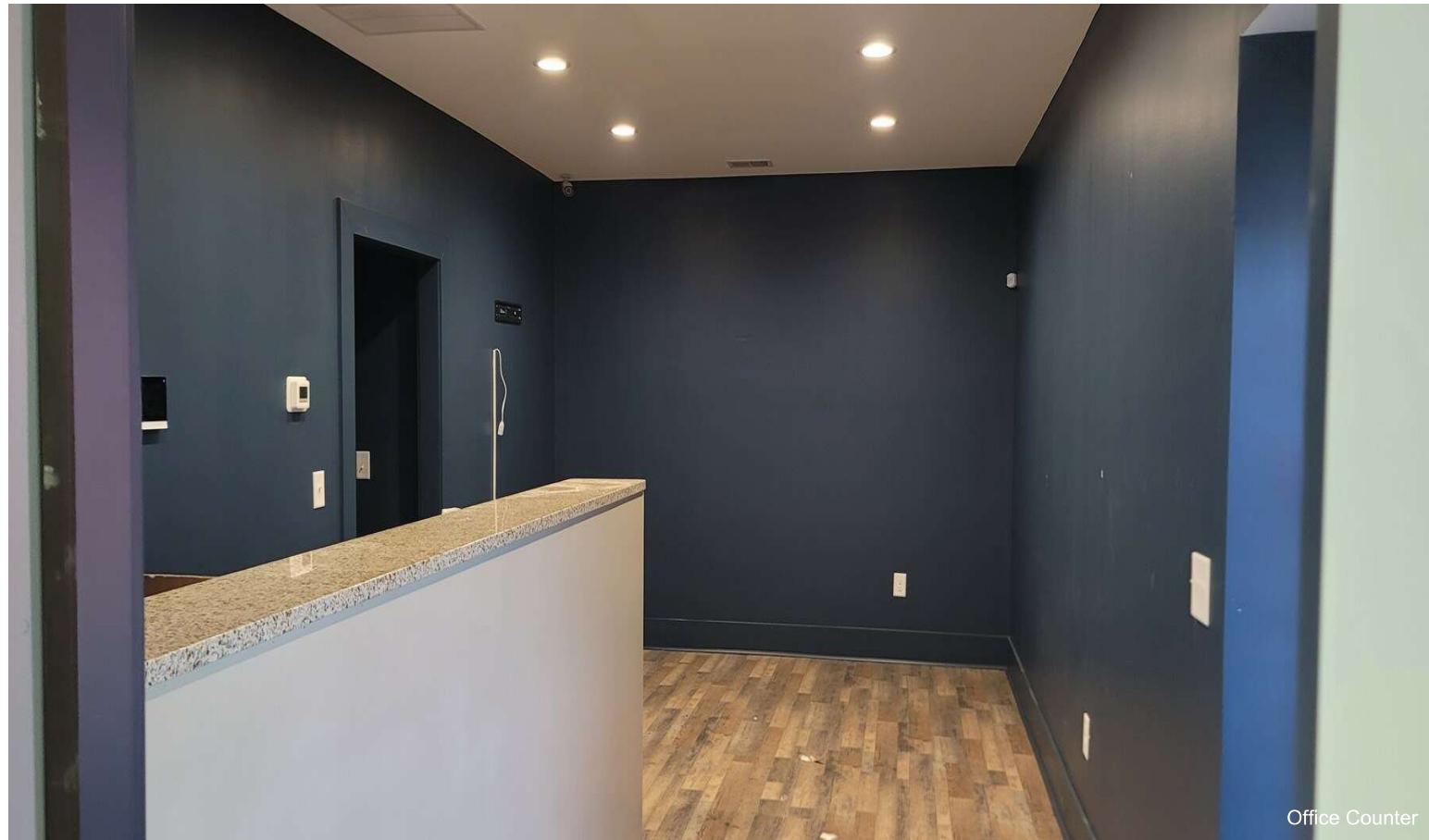


Office Area

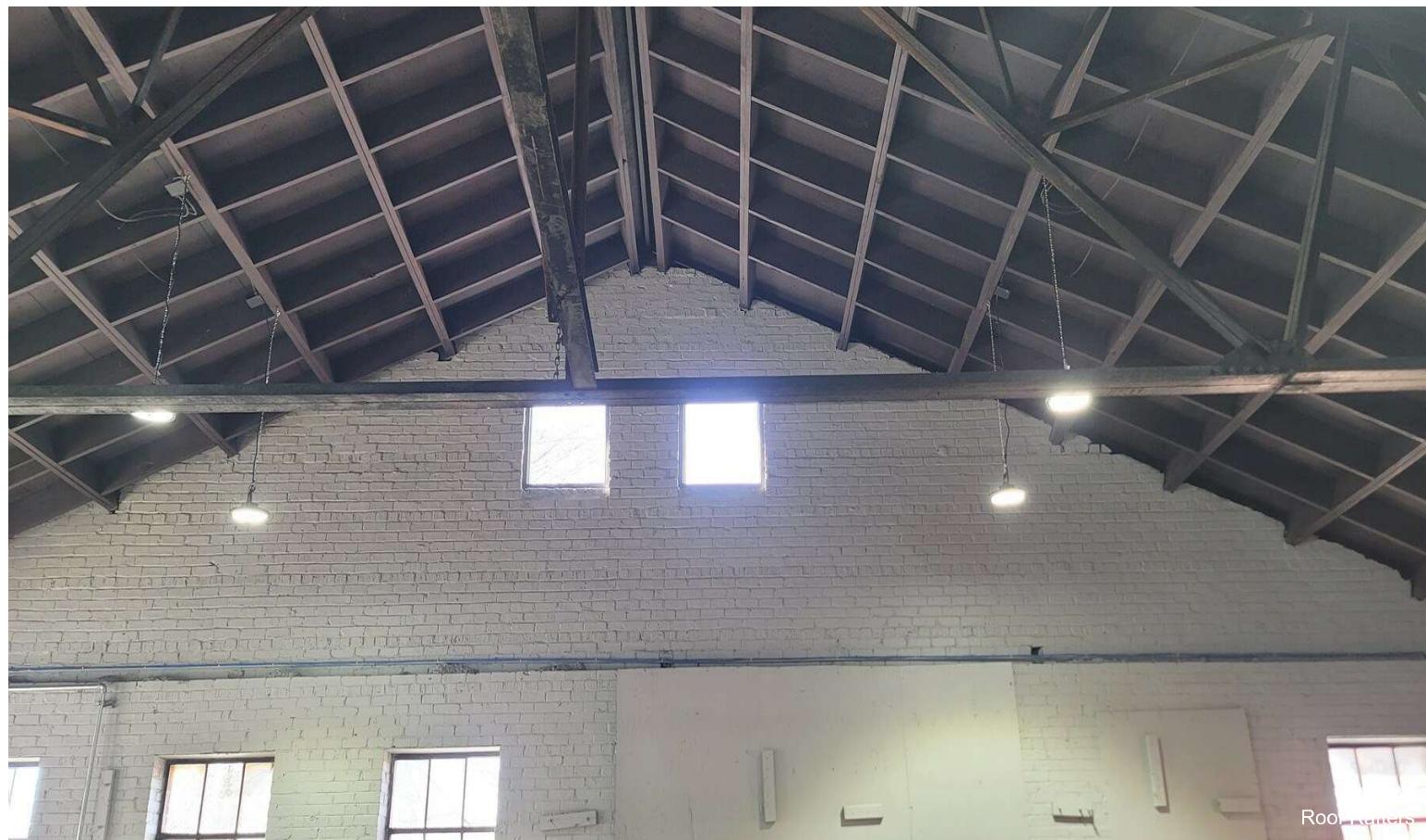


Right Rear Wall

Property Photos



Office Counter



Roof Beams

Property Photos

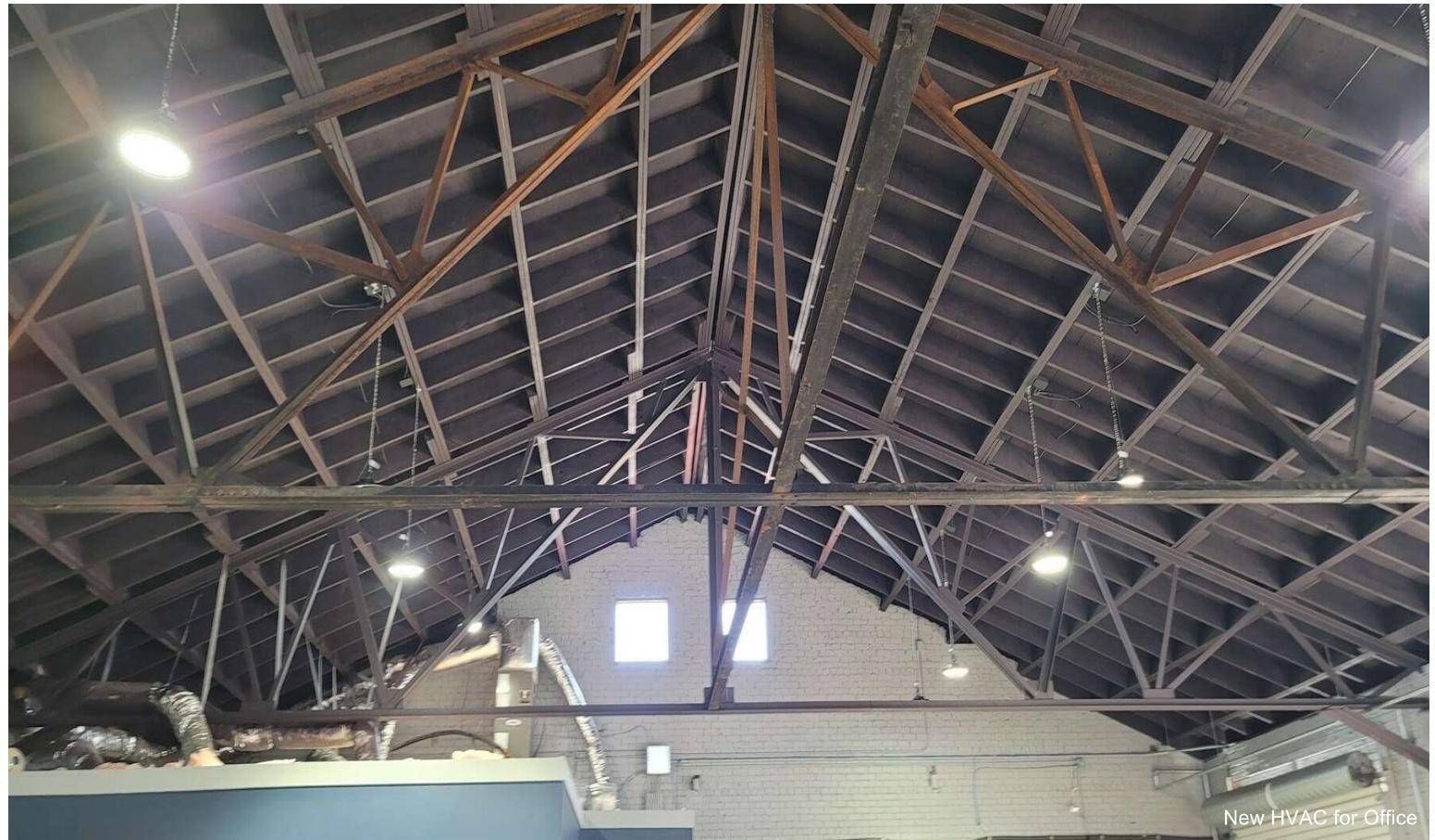


Roll up Door



Full View Back of Shop

Property Photos



Property Photos



Side Street View

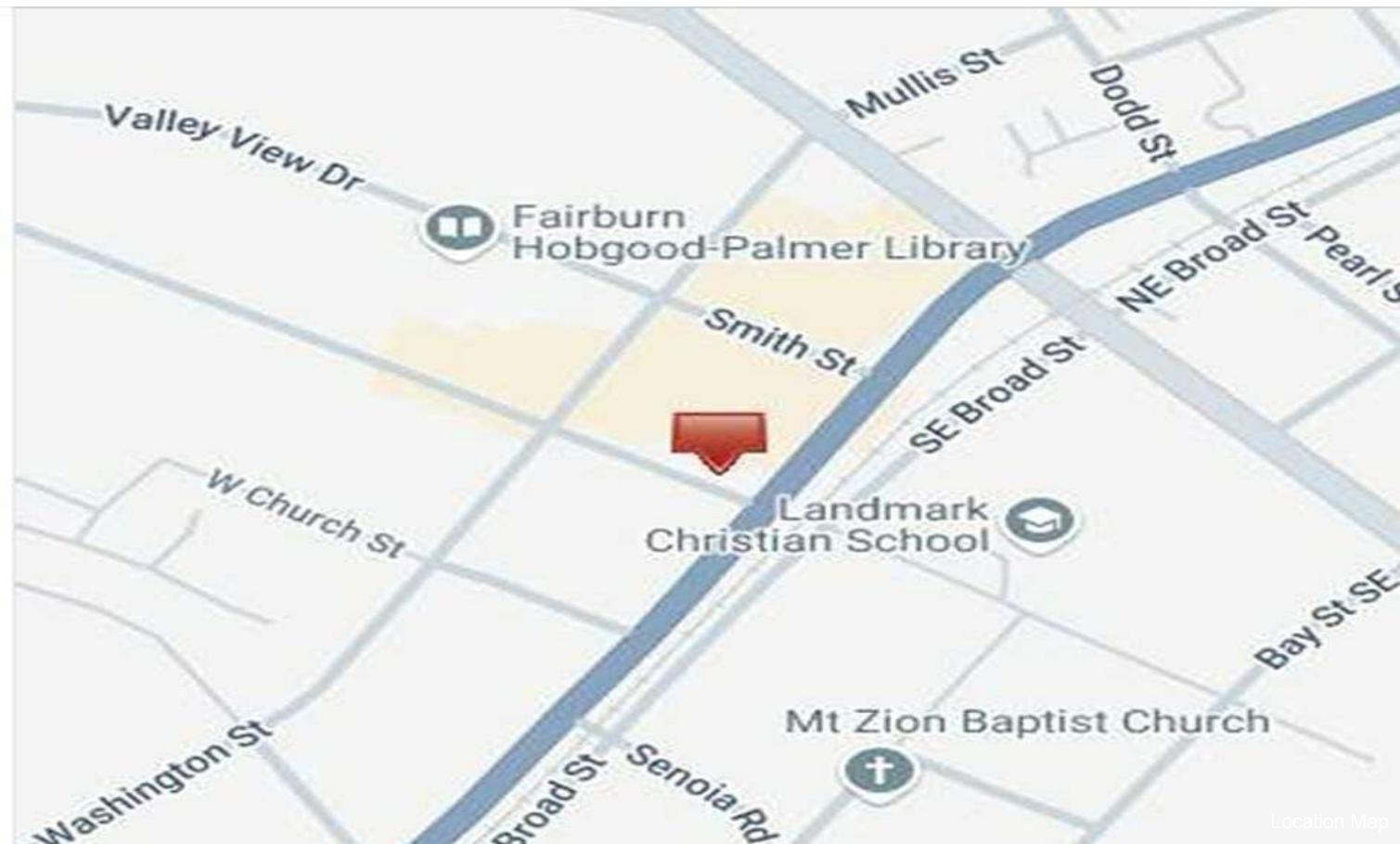


Rear View

Property Photos



Property Photos



Property Photos

