



85 W Broad St

85 W Broad St, Fairburn, GA 30213



Sylvia Patterson

Keller Williams Realty Cityside
3350 Atlanta Rd, Smyrna, GA 30080
sylviapatterson@kw.com
(770) 874-6365

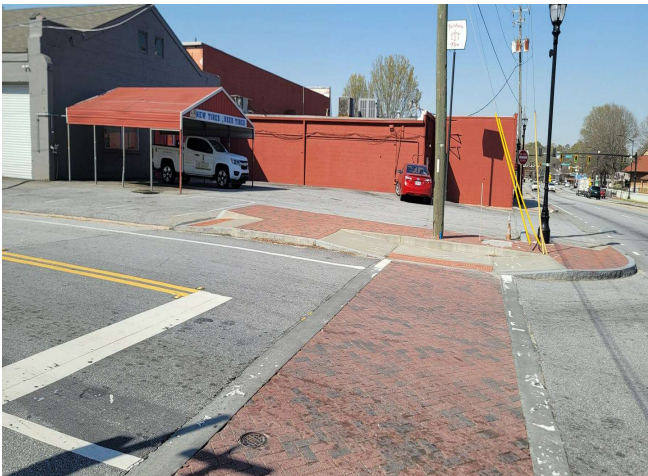
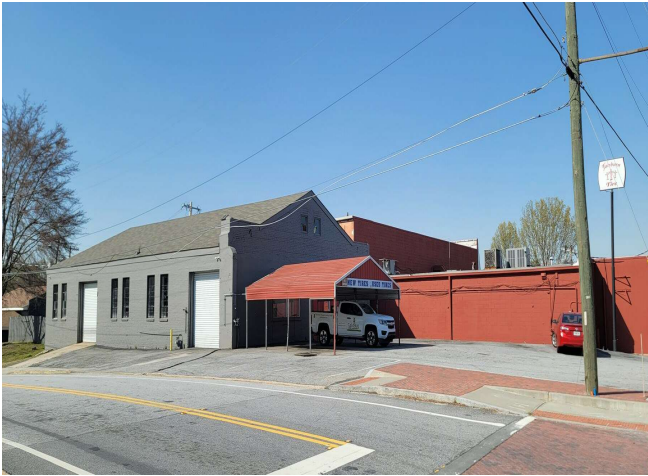


85 W Broad St

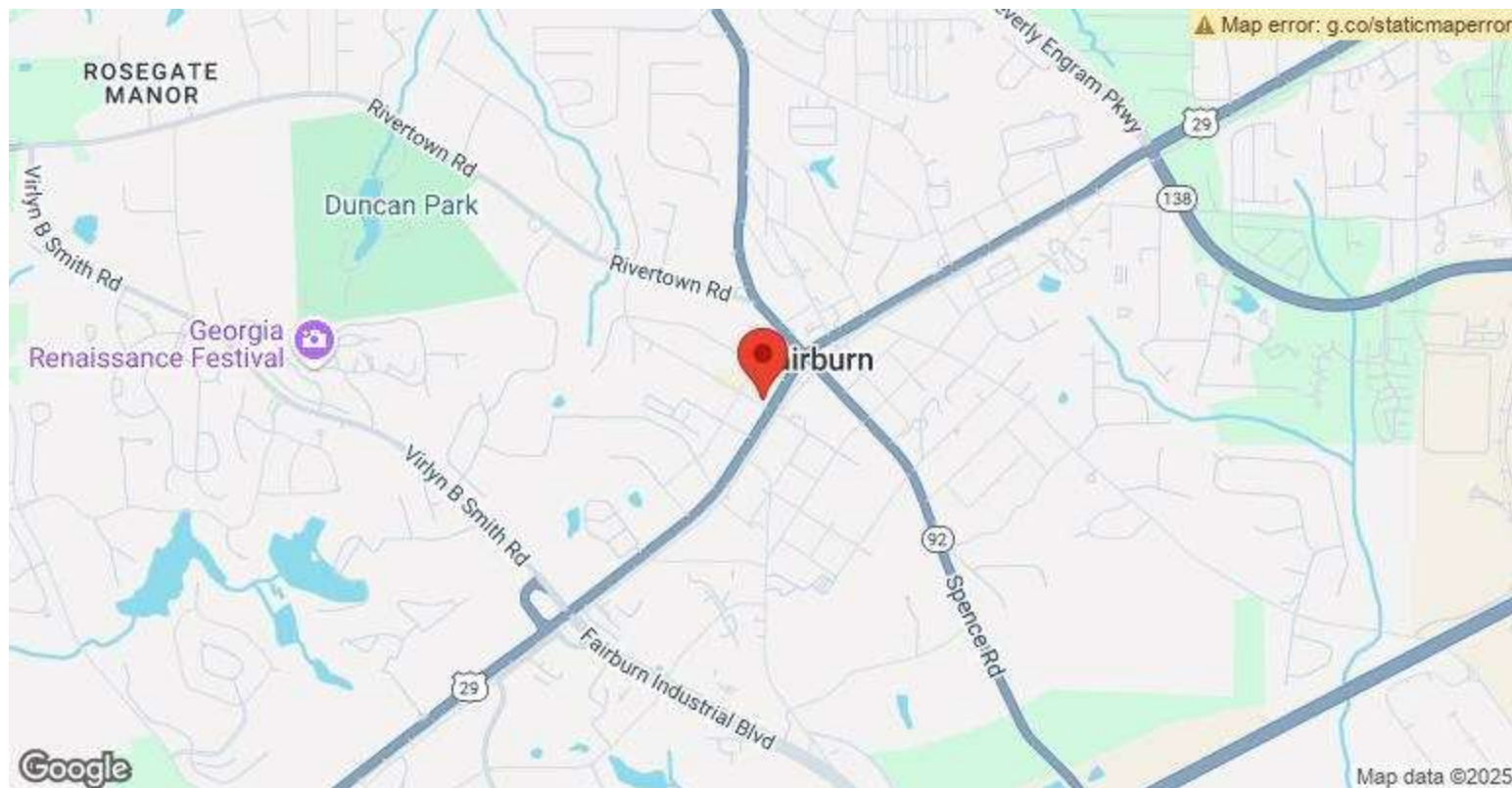
~~\$1,000,000~~ \$750,000

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)



85 W Broad St, Fairburn, GA 30213

Property Photos



Rear Yard Area

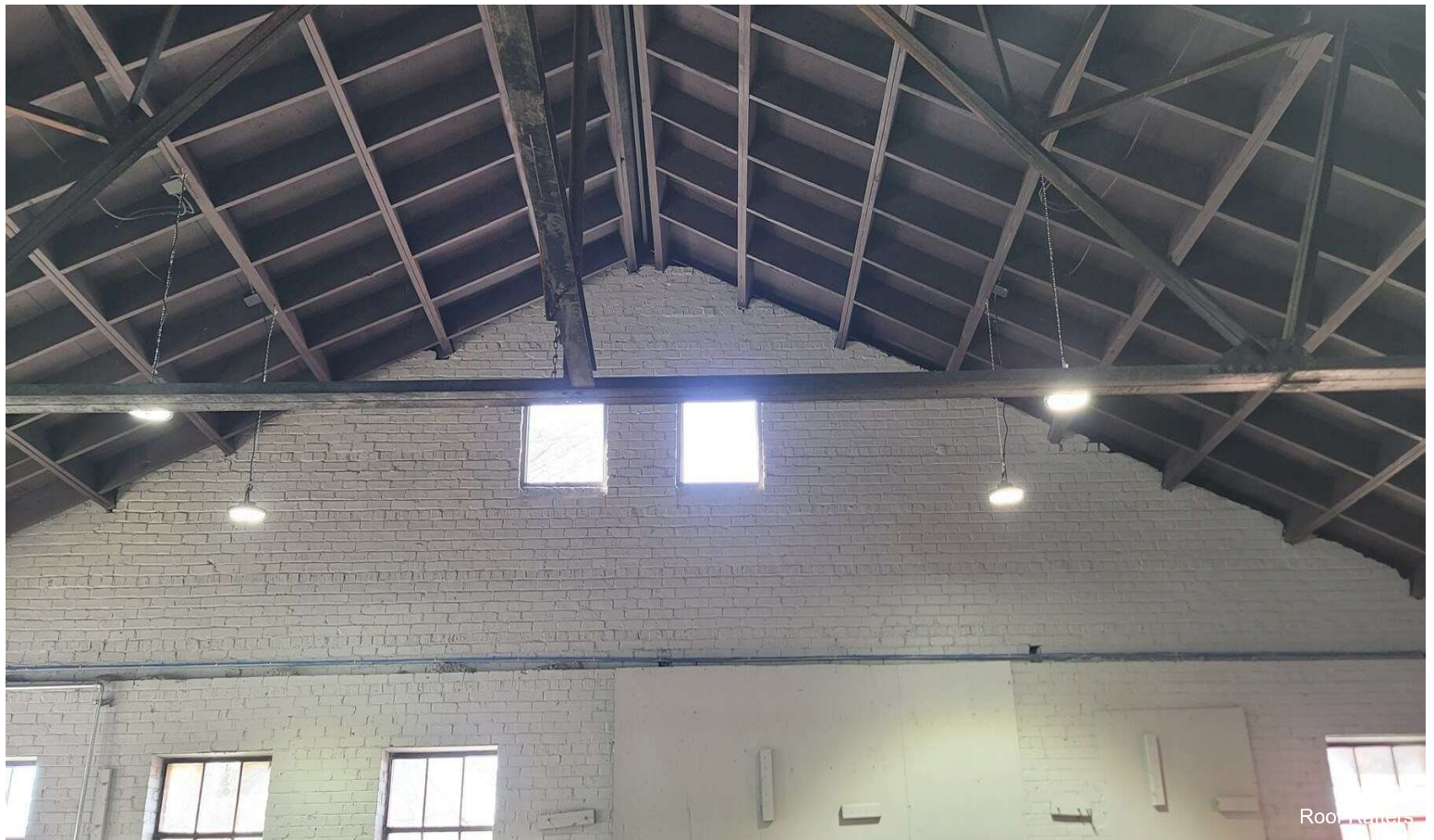
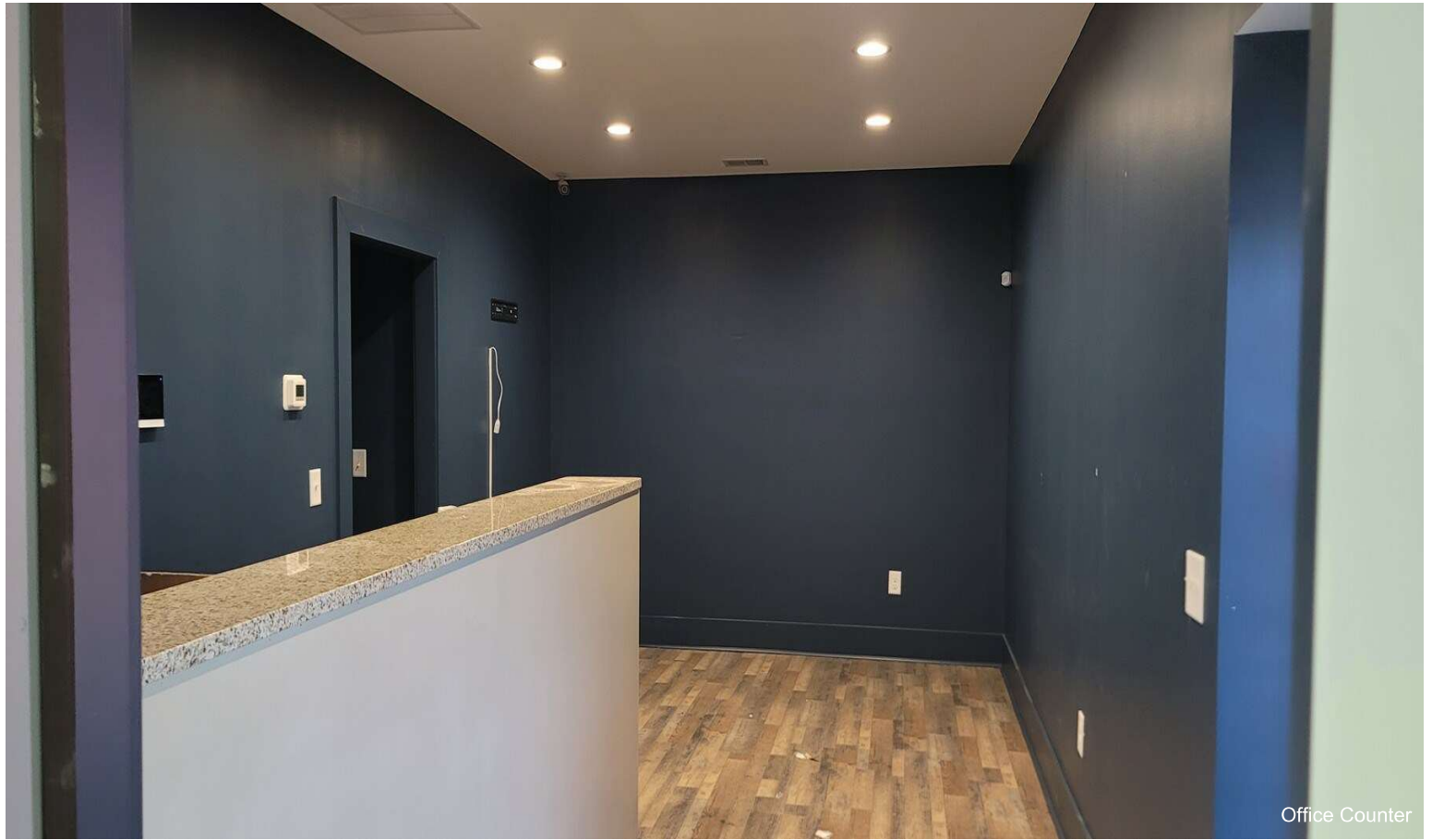


Side View Double Roll up Doors

Property Photos



Property Photos



Property Photos



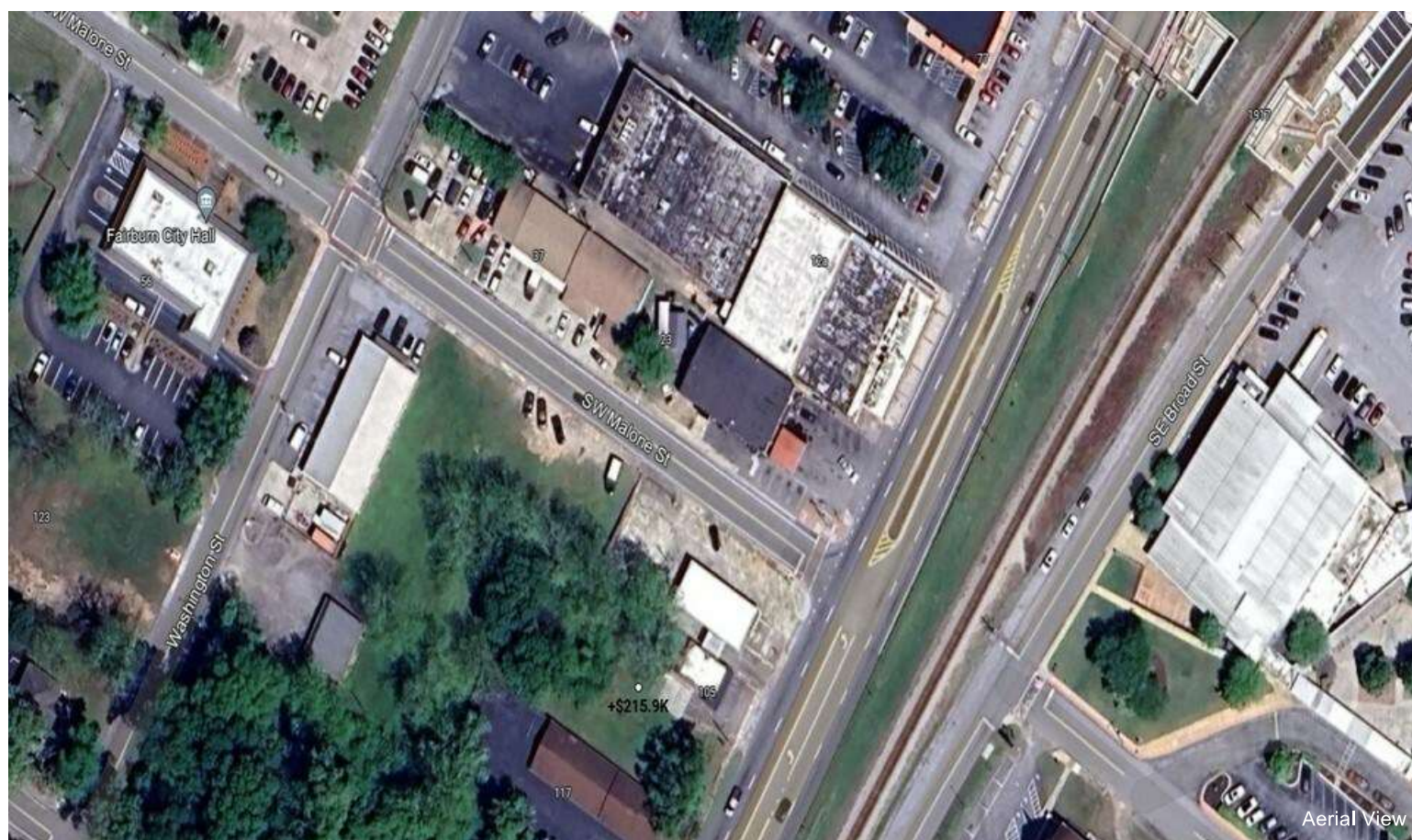
Property Photos



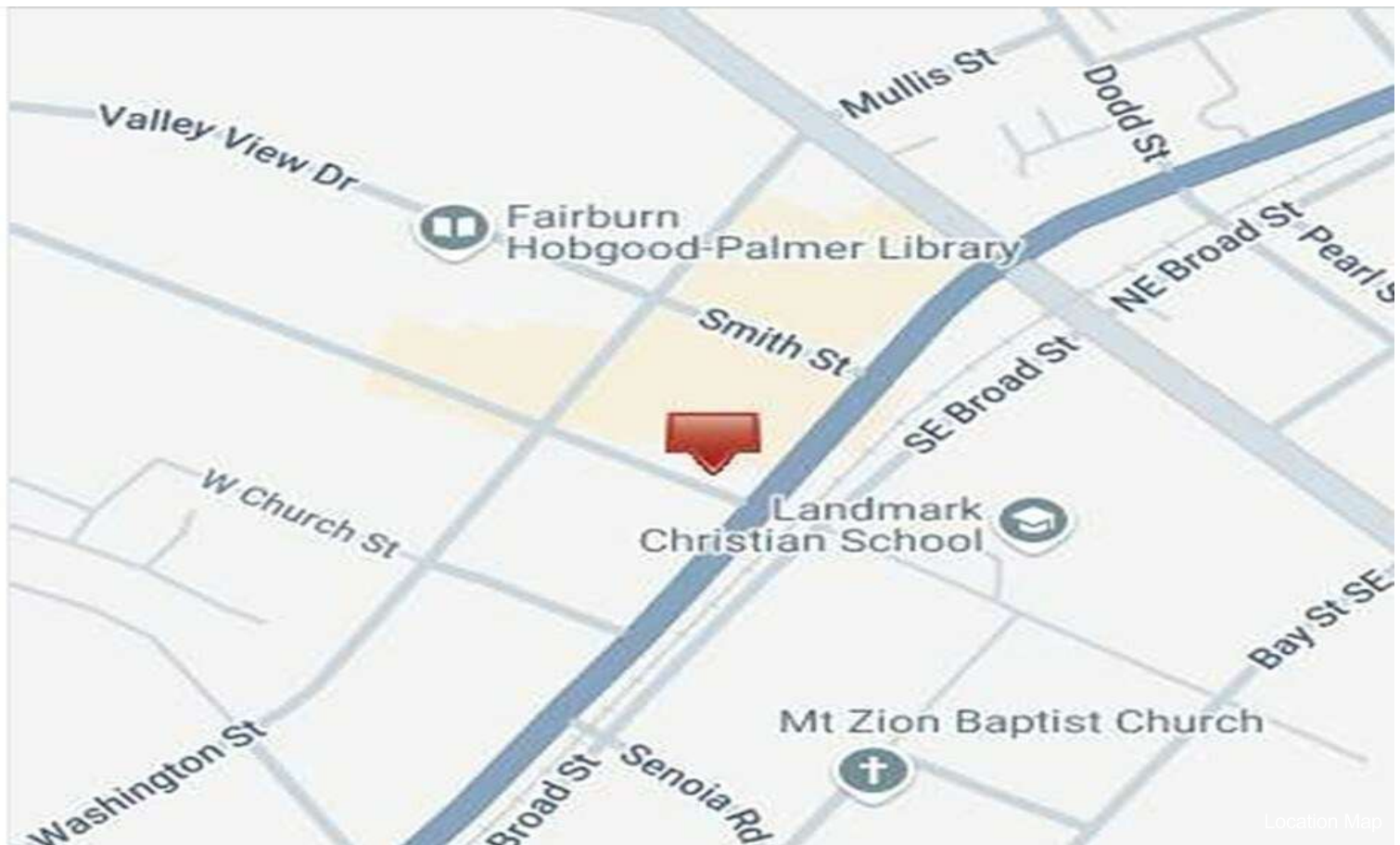
Property Photos



Property Photos



Property Photos



Property Photos

