



FOR SALE 900 SF+- OFFICE / SHOWROOM OR LIVE-WORK STUDIO WESTSIDE

1440 Woodmont Lane
Atlanta, GA 30318

Matt Levin, CCIM
O: 770.209.1700
matt.levin@crye-lieke.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	900 SF+-
Year Renovated:	2019
Lot Size:	0.20 Acres
Zoning:	I-2 Heavy Industrial

PROPERTY OVERVIEW

For sale is a 900 SF+- freestanding creative office, showroom or live-work space in the rapidly redeveloping Westside area, a short stroll from The Works at Chattahoochee. With 900 square feet+-, on a 50' x 174' lot zoned I-2 (heavy industrial), the interior of the former residence was substantially renovated in 2019 for a recording studio and may be easily repurposed as a creative office, showroom or as a live-work unit. The entrance with a workarea on each side leads to a main room with double height ceiling followed by a kitchen, full bath and bonus private loft micro bedroom. The dramatic interior wood finishes area pleasing aesthetic.

Located in Atlanta's Upper Westside, the property is surrounded by new residential and commercial development including the 80 acre The Works at Chattahoochee mixed-use work and live spaces with popular food court.

PROPERTY HIGHLIGHTS

- 900 SF+- zoned on 0.20 acre+- lot zoned heavy industrial allowing a variety of uses
- All new systems, completely renovated in 2019 as a recording studio
- Easily repurposed as office, showroom or live work
- Open and enclosed areas, kitchen, full bath and bonus loft micro bedroom
- Dramatic interior wood finishes
- Rapidly redeveloping Westside area

Additional Photos

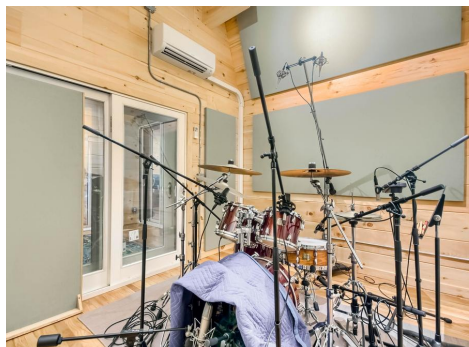


900 SF+- COMMERCIAL

Crye-Leike Commercial 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

Additional Photos



900 SF+- COMMERCIAL

Crye-Leike Commercial 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

Advisor Bio



MATT LEVIN, CCIM

matt.levinm@crye-lieke.com

Direct: 770.209.1700

Cell: 678.467.9658

GA #119351

PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN's Commercial Real Estate highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

CRYE-LEIKE COMMERCIAL
5940 Bethelview Road
Cumming, GA 30040
770.209.1700