

FOR SALE

1126 PONCE DE LEON AVENUE NE | ATLANTA, GA • 30306



INDUSTRY
REAL ESTATE PARTNERS

MAX NORTON

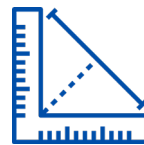
Vice President

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PROPERTY HIGHLIGHTS



5,771 SF
BUILDING



MULTIPLE
TENANCY OPTIONS



HISTORICAL
DETAILS & CHARM



OI
ZONING

PROPERTY OVERVIEW

Located at 1126 Ponce de Leon Avenue in Atlanta, Georgia, this distinctive three-story property presents a rare opportunity to own a piece of Atlanta's architectural character in a highly desirable urban setting. Originally constructed in 1950, the ±5,771 SF masonry building offers the classic details, history, and charm that distinguish it from more conventional commercial properties, while its multi-tenant configuration provides flexibility for a variety of ownership and occupancy strategies.

The property's on-site parking lot can accommodate between 10-11 vehicles, with additional free street parking available along St. Augustine Place directly behind the building. A dedicated sidewalk connects the on-site lot to St. Augustine Place, providing convenient, direct pedestrian access for tenants and visitors alike. Situated on ±0.16 acres and zoned OI (Office-Institutional), the property offers approximately 1,920 SF per floor, creating an attractive opportunity for an owner-user, investor, or buyer seeking a unique Atlanta asset with lasting character. Offered at \$2,125,000, 1126 Ponce de Leon Avenue combines an established in-town location, vintage appeal, and the increasingly rare opportunity to acquire and own a distinctive piece of Atlanta real estate.



PROPERTY DETAILS

ADDRESS	1126 Ponce de Leon Avenue, Atlanta, GA 30306
TOTAL SF	5,771 Total SF
TOTAL ACREAGE	0.16 Total Acreage
STORIES	Three (3) Story Building
TENANCY	Multi-Tenant Configuration
TYPICAL FLOOR	~1,920 SF / Floor
YEAR BUILT	1950
CONSTRUCTION	Masonry
PARKING	±10-11 On-Site; Additional Free Street Parking in Rear Connected via Sidewalk
ZONING	OI - Office-Institutional
TAX PARCEL ID	14-0016-0009-085-5
ASKING PRICE	\$2,125,000 / \$368.22 per SF



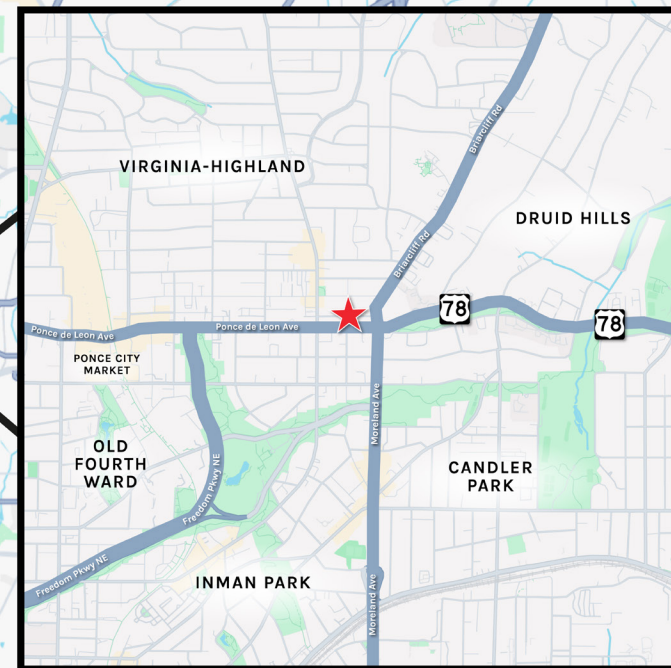




DRIVE TIMES

- 0.5 miles to Freedom Parkway
- 0.7 miles to Atlanta BeltLine
- 0.9 miles to Ponce City Market
- 2.1 miles to Midtown, Atlanta
- 2.5 miles to I-75 / I-85
- 3.0 miles to Downtown Atlanta
- 3.5 miles to I-20
- 12.3 miles to Hartsfield-Jackson Intl. Airport

ATLANTA



POINT OF CONTACT

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