



FOUNDRY
COMMERCIAL

OFFERING MEMORANDUM

560 DUTCH VALLEY RD NE

OWNER/USER OR
INVESTOR OPPORTUNITY

PRICE: \$1,500,000



BELTLINE FRONTING COMMERCIAL SPACE
RESTAURANT | RETAIL | OFFICE

±3,794 SF RESTAURANT | ±636 SF STORAGE | ±965 SF OUTDOOR PATIO



- **GENERATIONAL BELTLINE-FRONTING REAL ESTATE**
- **BORDERS PIEDMONT PARK AND ATLANTA BOTANICAL GARDEN**
- **POSITIONED BETWEEN ANSLEY PARK AND MORNINGSIDE**
- **WALKABLE FROM VIRGINIA HIGHLAND**
- **RENOVATION COMPLETED IN 2023**
- **IN-PLACE RENT BELOW MARKET RENT**
- **HIGHLY COVETED, DEDICATED SURFACE PARKING LOT**



THE OFFERING

Foundry Commercial is delighted to present the opportunity to acquire 560 Dutch Valley Road NE, Suite 100, Atlanta, GA. The Property is situated **alongside the Eastside BeltLine trail and borders both Piedmont Park and the Atlanta Botanical Garden.**

Comprised of the ground floor commercial space within The Belvedere Condominiums, the Property benefits from a **dedicated surface parking lot** and a **beautiful outdoor patio** overlooking the BeltLine and Piedmont Park.

The property is **100% occupied by a restaurant tenant**, with in-place rents approximately 40% below market rent. The restaurant build-out received significant **high-end renovations** in 2023, including new kitchen equipment, fixtures and bar. **Two new 15-ton RTU's** were installed within the past 4 years, offering energy efficient HVAC.

With strong rent growth potential and its unique location, 560 Dutch Valley, Suite 100 offers investors a prime opportunity to acquire a **trophy cash flowing asset**, with well below market rate in place rents, allowing for substantial value creation opportunities.

PROPERTY DETAILS

Address	560 Dutch Valley Road NE Suite 100, Atlanta, GA 30324
County	Fulton
Price	\$1,500,000
Zoning	MD - MU - Planned Development and Beltline Overlay
Property Type	Retail
Property Subtype	Restaurant
Total RSF	±4,000 SF
% Leased	100%
Year Built / Renovated	2000 / 2023
Lease Expiration Date	March 2027
Parking	30 spaces (8.11 / 1,000 SF Leased)





THE BAR



WINE RACK



KITCHEN



KITCHEN



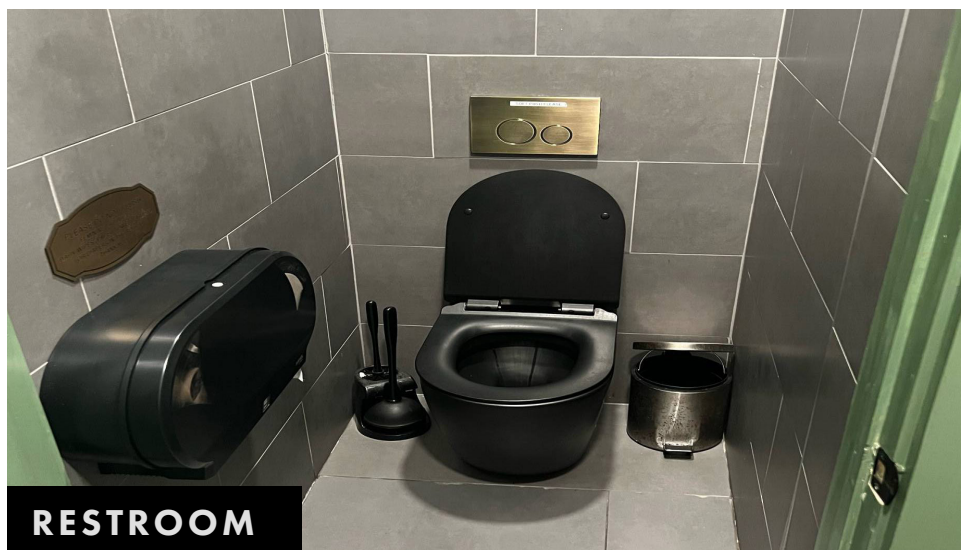
KITCHEN



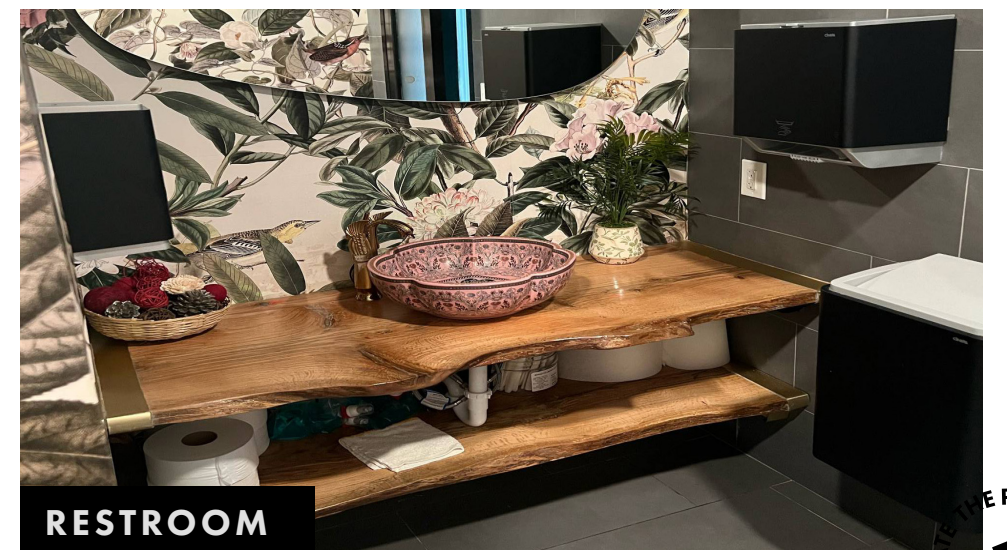
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RESTROOM



RESTROOM



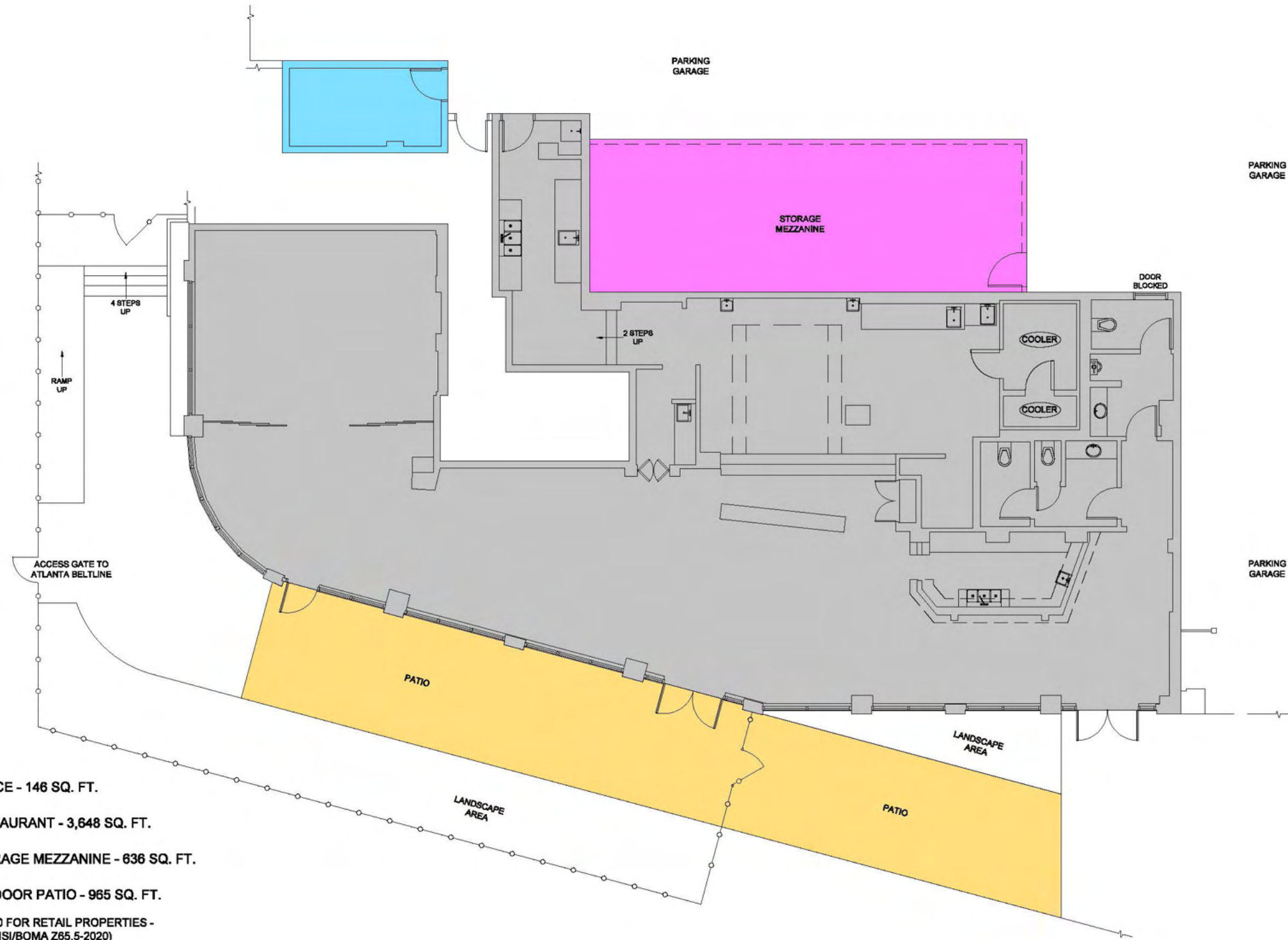
LOCATION OVERVIEW

Steps from the Beltline

- 4 min walk to ATL Botanical Garden
- 5 min walk to Piedmont Park
- 8 min drive to Ponce City Market
- 4 min drive to Ansley Mall
- 8 min drive to Lindbergh Plaza
- 5 min drive to I-75 / I-85



SITE PLAN

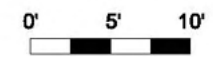


- GROSS LEASABLE AREA - OFFICE - 146 SQ. FT.
- GROSS LEASABLE AREA - RESTAURANT - 3,648 SQ. FT.
- GROSS LEASABLE AREA - STORAGE MEZZANINE - 636 SQ. FT.
- GROSS LEASABLE AREA - OUTDOOR PATIO - 965 SQ. FT.

IN GENERAL ACCORDANCE WITH BOMA 2020 FOR RETAIL PROPERTIES - STANDARD METHOD OF MEASUREMENT (ANSI/BOMA Z65.5-2020)



SCALE:



ATLANTA

CONTACT

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This Offering was prepared by Foundry Commercial and has been reviewed by the Owner. It contains select information pertaining to the Project and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Project will be made available to qualified prospective purchasers. In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Project by Foundry Commercial or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Project described herein. Owner and Foundry Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Project and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Project unless a written agreement for the purchase of the Project has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Foundry Commercial is not authorized to make any representations or agreements on behalf of Owner.

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