



Current Zoning Highlight

- Zoning District: C-4 (Central Area Commercial/Residential)
- Location: Castleberry Hill Arts District — close to Downtown Atlanta's core
- Land Use Flexibility: Allows commercial, residential, and mixed-use development under C-4 zoning standards.

Key Zoning Features & Implications

- The C-4 district supports a mixture of land uses, including retail, offices, residences, and live-work configurations.
- This zoning classification is suited for high-activity urban areas, ideal for properties integrating living and business uses.
- Located in Castleberry Hill, the property benefits from walkability, strong infrastructure, and ongoing redevelopment momentum.
- C-4 zoning provides investment versatility, accommodating uses such as studio/creative workspace, boutique office, residential loft, or live-above-business configurations.



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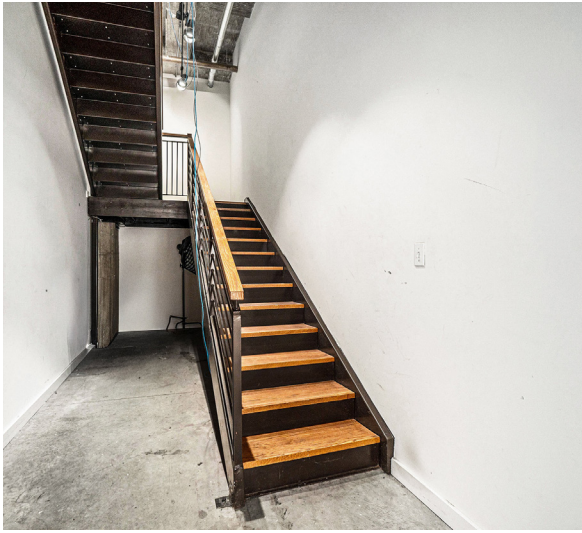


Castleberry Hill Arts District

Offering Memorandum
311 Nelson Street SW, Atlanta, GA 30313

OFFERED AT \$515,000

Live | Work | Play

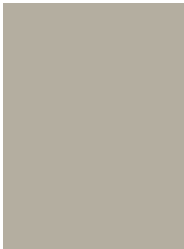


Property Overview

- Address: 311 Nelson Drive SW, Unit 224, Atlanta, GA 30313
- Price: \$515,000
- Square Footage: ±1,592 SF
- Acreage: ±0.037 Acres
- Zoning: C-4 — combination of commercial and residential uses in a central, high-intensity area.
- Topography: Excellent — Flat/Level
- Existing Utilities: Public water, sewer, and electric; cable/internet availability (to be verified)

Property Summary:

- Castleberry Hill | Zoned C-4 (Fulton County)
- ±1,592 SF | Live Above Your Business | Investment Opportunity
- Stunning urban loft with soaring ceilings, exposed brick, and floor-to-ceiling windows.
- Chef's kitchen with stainless appliances, sleek countertops, and large island.
- Upstairs private suite with generous storage and modern finishes.
- Steps from Mercedes-Benz Stadium, State Farm Arena, CNN Center, and Centennial Yards.
- Building amenities: secured access, gated parking, fitness center, community spaces.



Investment Highlights

- Zoned C-4 (Fulton County) — commercial & residential mixed-use
- Authentic industrial design with modern finishes
- Prime Castleberry Hill location near top Atlanta attractions
- Stainless steel kitchen with island and ample storage
- Secure building access + gated parking
- Strong rental and appreciation potential in a rapidly growing
- Lot Size: ±0.037 Acres
- Zoning: C-4 (Central Area Commercial/Residential)
- Submarket: Castleberry Hill / Downtown Atlanta
- County: Fulton County
- Utilities: Public water, sewer, and electric
- Access: Gated parking and secured entry

