

# 3000 Cathedral Pl

3000 Cathedral Place Decatur, GA 30034



FOR SALE

**Joe Benes**  
330.620.6511  
j.benes@bellstreet.com

  
**BellStreet**

The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or disc

# For Sale

3000 Cathedral Place Decatur, GA 30034



## Property Description

Introducing a prime opportunity for medical / office building investors, the property at 3000 Cathedral Place in Decatur, GA offers a 4200+ SF property ideally situated in southeast Atlanta. Ideal for Business or Corporate Office, Medical offices, Day Care and event Centers. This meticulously maintained building, constructed in 2001 and recently renovated in 2020, presents a modern and versatile space for professional endeavors. Zoned OI, it provides ample flexibility for various office and residential uses, positioning it as an ideal investment opportunity in a sought-after location. With its strategic positioning and contemporary updates, this property embodies the potential for a lucrative commercial venture in a dynamic market.

## Property Highlights

- - 3.62 Ac parcel
- - Stone exterior finish
- - 4260 SF residential/commercial
- - 12 Southeast from Downtown Atlanta

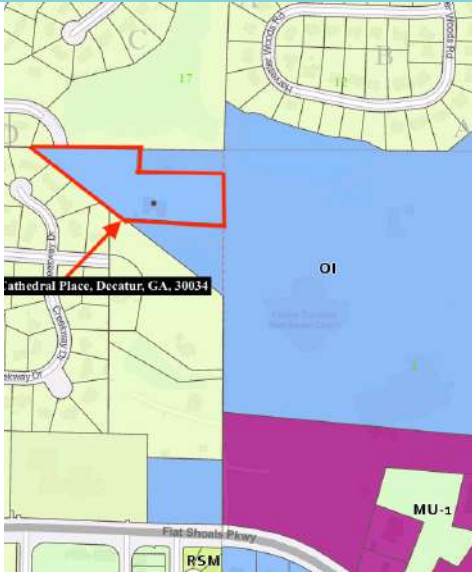
## Offering Summary

Sale Price:	\$990,000
Lot Size:	3.62 Acres
Building Size:	4260 SF
Per Sq. Ft.	\$320

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	119	755	3,301
Total Population	313	1,958	8,779
Average HH Income	\$83,872	\$86,716	\$89,661

For Sale

3000 Cathedral Place Decatur, GA 30034



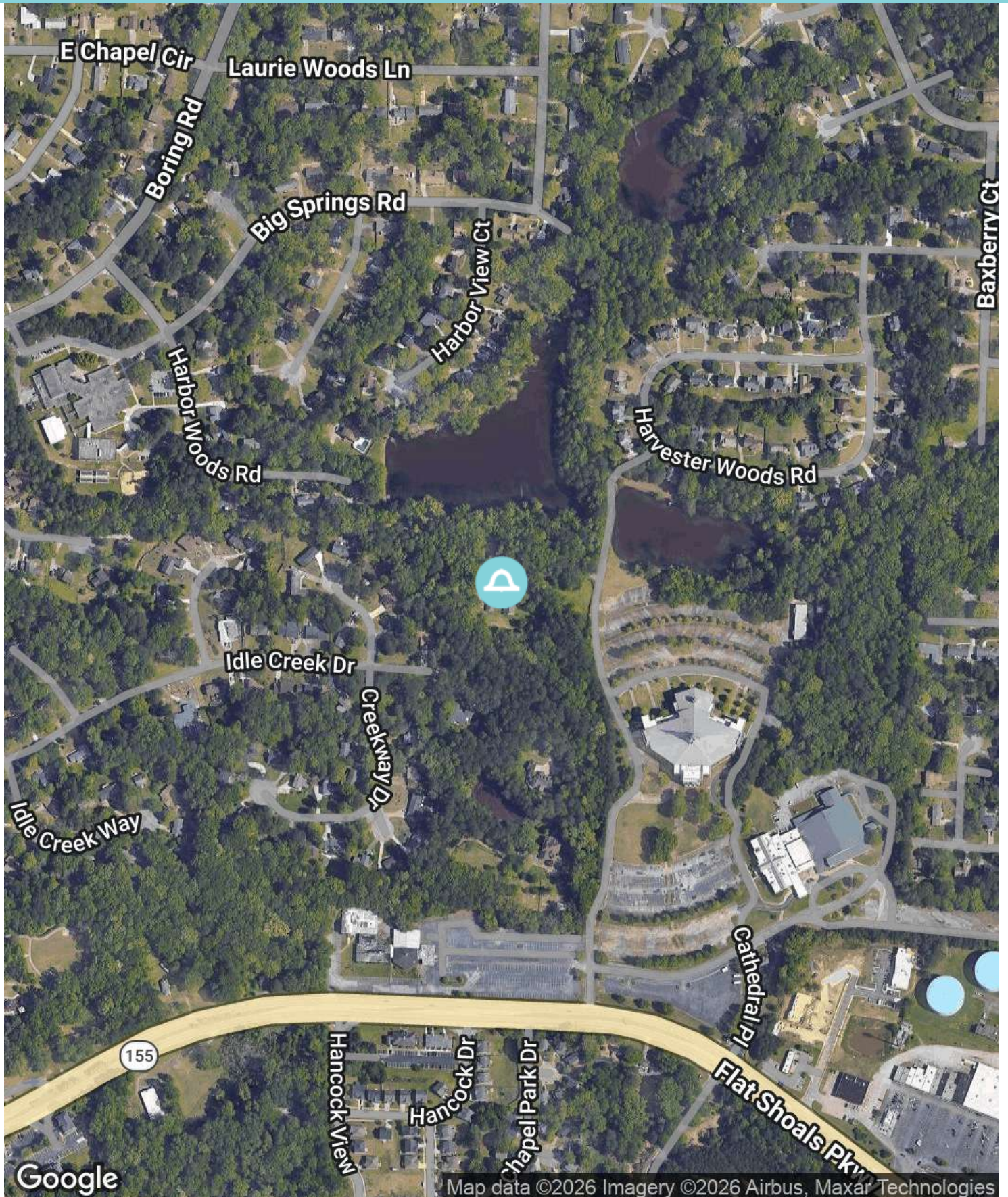
For Sale

3000 Cathedral Place Decatur, GA 30034



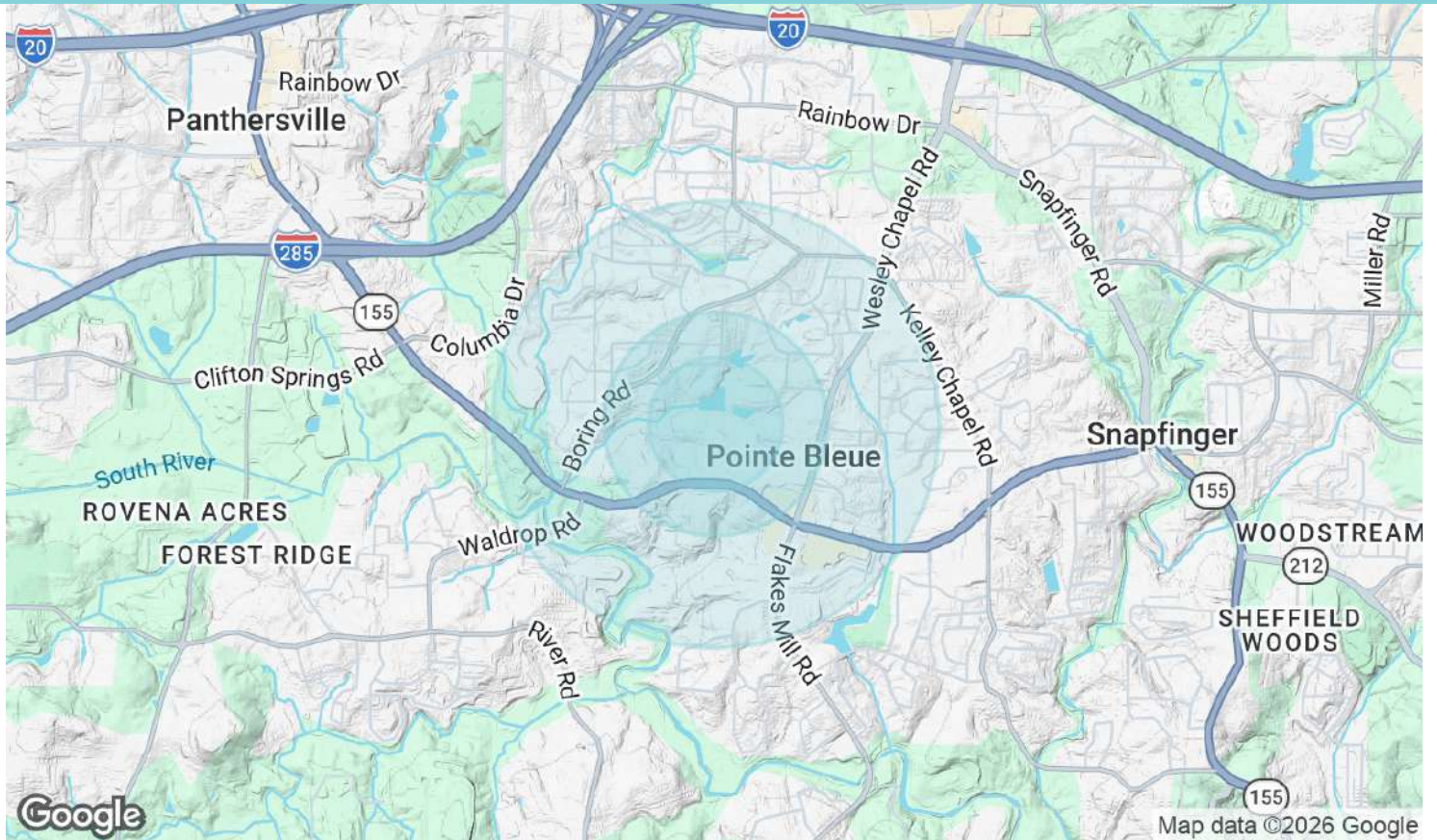
For Sale

3000 Cathedral Place Decatur, GA 30034



# For Sale

3000 Cathedral Place Decatur, GA 30034



## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	313	1,958	8,779
Average Age	47	44	43
Average Age (Male)	45	42	41
Average Age (Female)	48	46	45

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	119	755	3,301
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$83,872	\$86,716	\$89,661
Average House Value	\$257,090	\$271,760	\$271,457

Demographics data derived from AlphaMap