

# PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	0.11 Acres
BUILDING SIZE:	1,500 SF

## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of West Midtown Atlanta! This charming 1940s C-3 zoned property offers a 1,500 SF building able to serve as office/retail. With 7-10 parking spaces and high Howell Mill Rd traffic visibility (17K-34K VPD), this property presents a myriad of business opportunities. Additionally, the adjacent brand-new 211-unit apartment complex enhances the property's investment appeal. Presenting a property with a solid client base and excellent potential for growth, this offering is not to be missed.

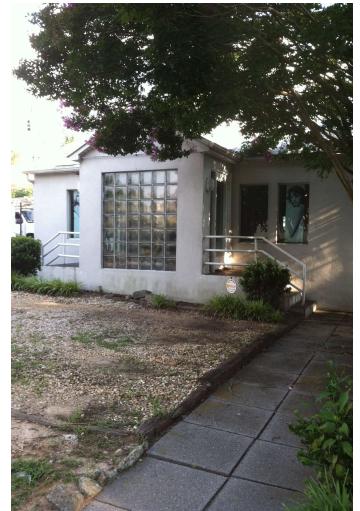
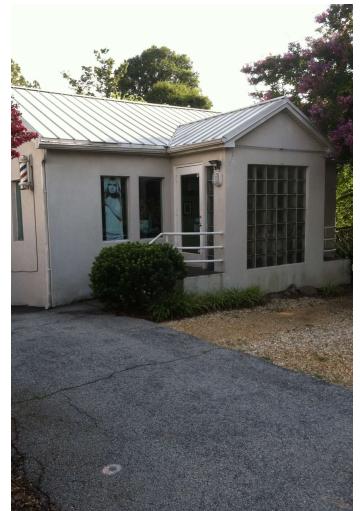
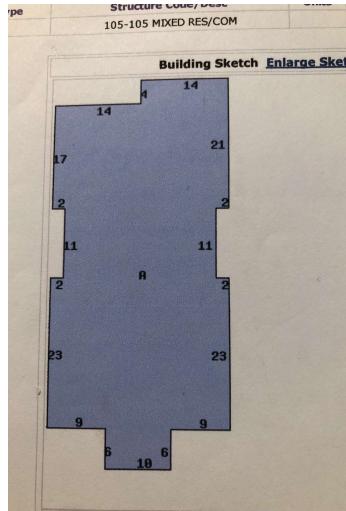
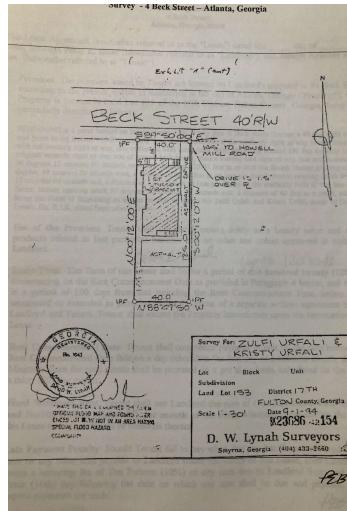
## PROPERTY HIGHLIGHTS

- Office/Retail downtown
- 7-10 parking spaces
- Howell Mill Rd VPD 17K-34K
- Brand new apartment complex with 211 units built right behind this property
- Business has strong clientele
- .11 AC

## COLIN CROWE

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## ADDITIONAL PHOTOS



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## ADVISOR BIO 1



### COLIN CROWE

Associate Advisor

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### PROFESSIONAL BACKGROUND

Colin Crowe is a Commercial Real Estate Advisor specializing in office, retail, land, and industrial investment sales. Colin has a deep understanding of market trends and excels at positioning properties to attract the right buyers and tenants. His expertise in site selection, market analysis, and strategic marketing ensures maximum visibility and optimal outcomes for his clients' sales.

Colin's commitment to client satisfaction and tailored strategies has earned him a reputation as a trusted advisor in the commercial real estate community. Whether you're looking to sell office space, retail properties, land tracts, or industrial assets, Colin's comprehensive approach and dedication to excellence make him the ideal partner for all your needs.

### EDUCATION

Sprayberry High school Graduate

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