

# M3 COMMERCIAL

## DOWNTOWN PROPERTY ASSEMBLAGE

191-199 Edgewood Avenue | 17 Jesse Hill Jr. Drive | Atlanta, GA



This .53-acre development assemblage presents a rare opportunity in the heart of Downtown Atlanta. Offered significantly below appraised value, the property is positioned for transformative development in one of the city's most dynamic

growth corridors. Its unmatched location, surrounded by healthcare, education, and cultural anchors, makes it an ideal site for multifamily, mixed-use, hospitality, or office development.

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## Property Highlights

- **.53 acres** in a prime Downtown location
- **Two parcels:** 191-199 Edgewood Avenue & 17 Jesse Hill Jr. Drive
- **Strategic frontage** along high-visibility corridors
- **Development-ready site** with multiple exit strategies

Address	Tax ID #	Owner	Lot Size (AC)	Building Size	Use
17 Jessie Hill Jr. Dr	14-0052-0003-0120	Edgewood Holdings LLC	0.1363 AC	5,866	Retail/Office
191 Edgewood Ave	14-0052-0003-0104	Edgewood Holdings LLC	0.1204 AC	5,116	Retail/Office
199 Edgewood Ave	14-0052-0003-0146	Edgewood Holdings LLC	0.2082 AC	9,068	Retail/Office
207 Edgewood Ave	14-0052-0003-0153	Edgewood Holdings LLC	0.0660 AC	1,689	Retail/Office
TOTAL:			0.5309 AC	21,739	Total

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## Location Advantages



- **Adjacent to major healthcare institutions:** Grady Memorial Hospital & Children's Healthcare of Atlanta
  - Steps from the **Atlanta Municipal Market** (Sweet Auburn Curb Market)
  - **One block from I-85**, providing immediate regional access
  - Close to **Georgia State University** (53,000+ students), fueling housing demand
  - Easy access to **Inman Park, Krog Street Market, and the Atlanta Beltline**
  - Surrounded by a thriving mix of retail, dining, and cultural destinations
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## Development Potential

With its central location and proximity to healthcare and university demand drivers, this property is well-suited for a range of high-performing uses:

- **Multifamily Residential** – serving students, professionals, and hospital staff
  - **Hotel / Extended Stay** – ideal for visiting faculty, medical professionals, and travelers
  - **Mixed-Use Project** – residential over retail or office
  - **Medical or General Office** – leveraging adjacency to Grady Hospital
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## Investment Rationale

- **Below Appraised Value:** A rare chance to acquire prime Atlanta real estate at a significant discount.
- **Multiple Use Flexibility:** Wide range of viable development paths.
- **Institutional Neighbors:** Anchored by hospitals, universities, and cultural hubs that ensure strong tenant demand.
- **Downtown Revitalization:** Positioned within Atlanta's growing corridor of mixed-use and residential projects.

## For More Information Contact:

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