

1015 Canton Street – Downtown Roswell, Georgia



Alpharetta Realty, Inc.

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Alpharetta Realty, Inc. is pleased to exclusively present this opportunity to purchase \pm 0.24 acres in downtown Roswell. Located on Canton Street and in the heart of the main downtown area, the property boasts an ~900 sf residence that lends itself to a variety of commercial and residential uses.

Property Address: The property address is [1015 Canton Street](#) and has a tax parcel id of 12 190204120145.

Zoning: The property is zoned Downtown House (DH) with the City of Roswell and is located within the Historic, Downtown Development, and Restaurant District portions of the City. The Downtown House zoning allows for a variety of viable commercial uses including restaurant, retail, office, personal services, art gallery, and cigar lounge. Additionally, the property can serve as an incredible residential use in the heart of downtown.

Location: Located in the historic downtown, the property is surrounded by the award-winning shop, restaurants, and social gathering locations that Roswell has to offer. With tremendous pedestrian activity and visibility from Canton Street, the location is irreplaceable.

Parking: Approximately 7 parking spaces are available on the subject property, while additional spaces could be created with site modifications. Additionally, a paid parking lot is available immediately behind the property and the city is constructing a brand-new parking deck within eyesight of the property that is scheduled to open in the summer of 2026.

Purchase Price: \$1,400,000

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct. All information is subject to independent verification.

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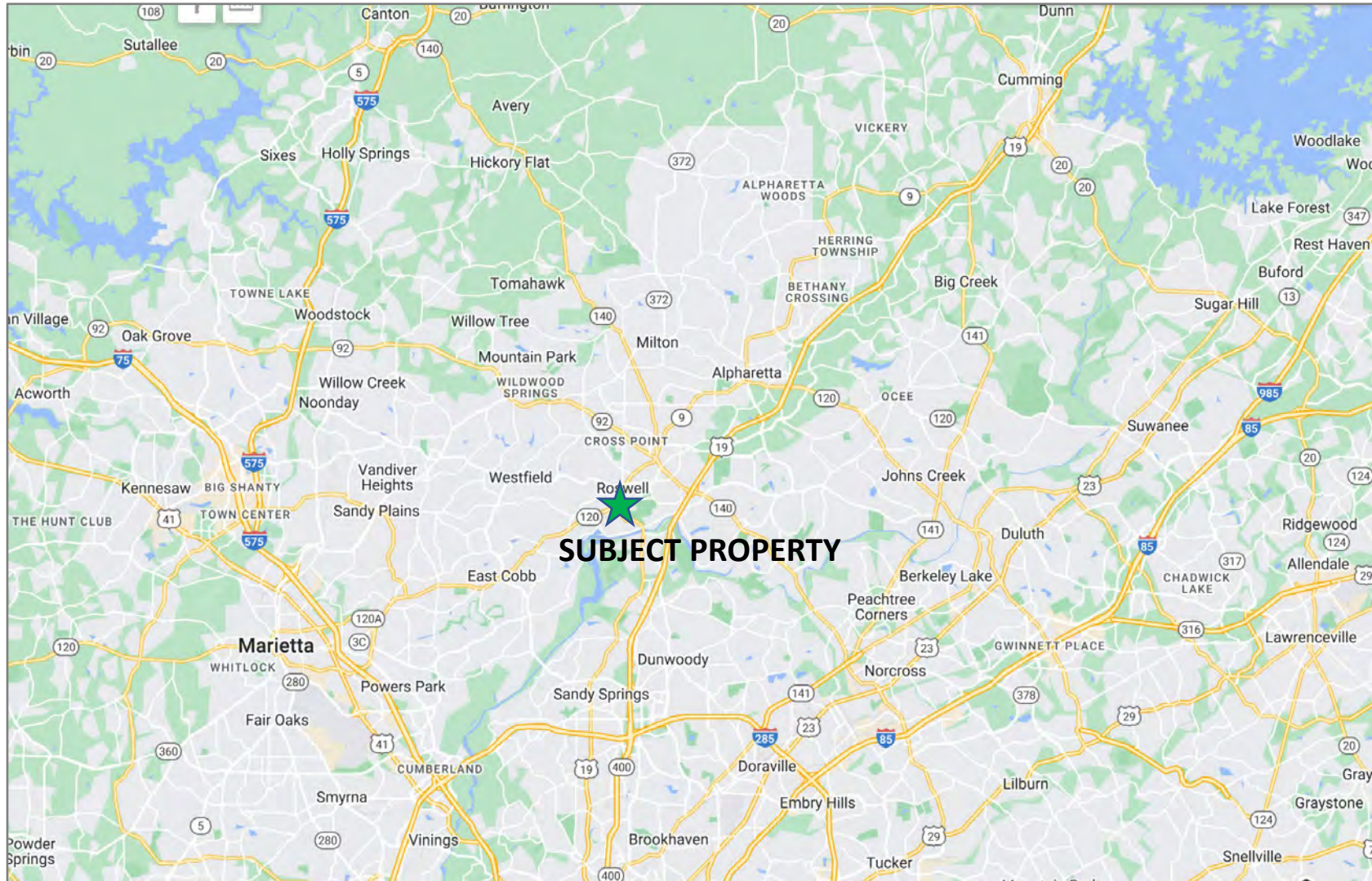
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Regional Location Map



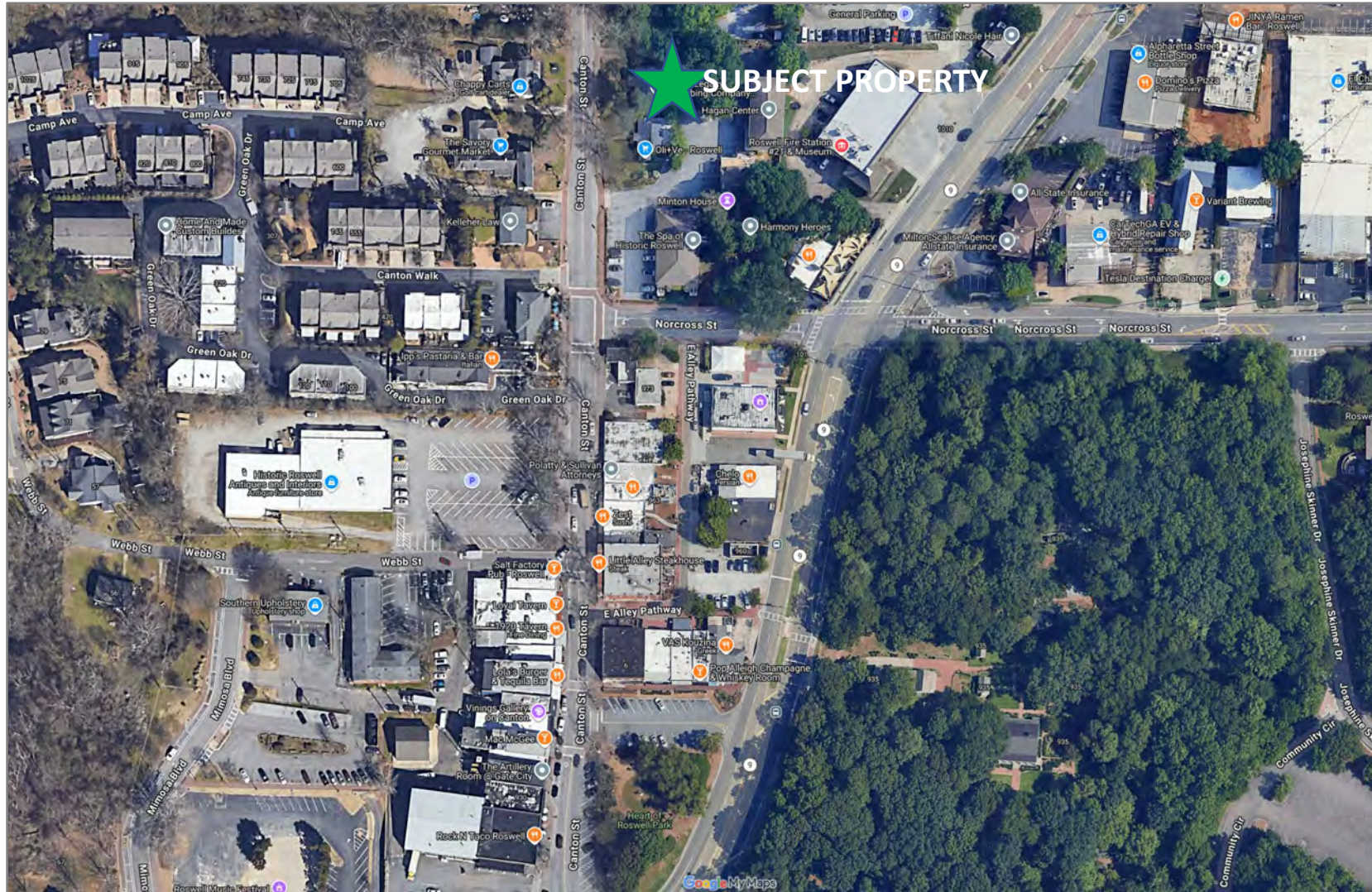
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Downtown Roswell Local Attractions and Restaurants



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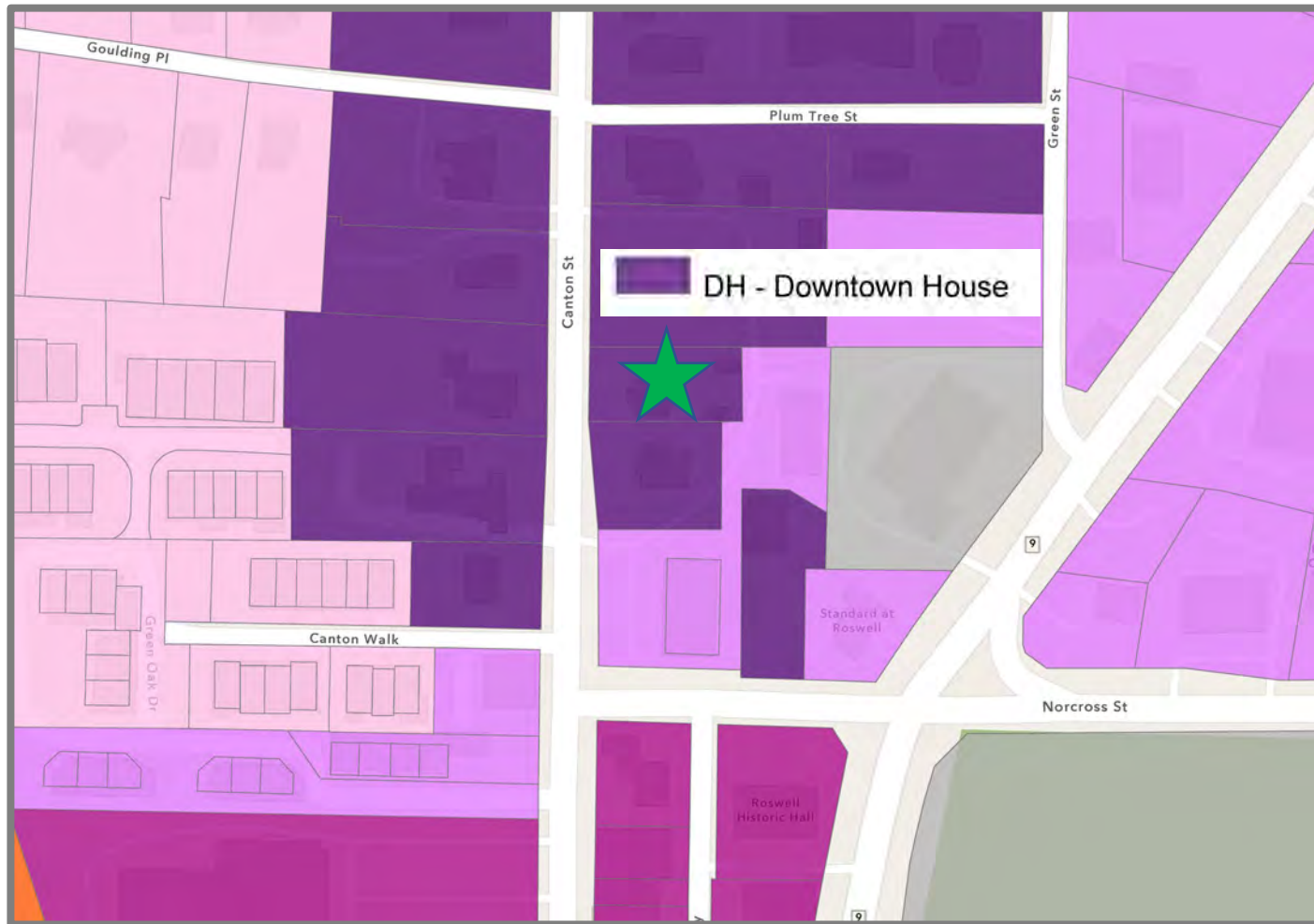
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City of Roswell Zoning Map: Located within the Downtown Historic District, the property benefits from a Downtown House (DH) zoning classification, offering a range of allowable commercial and residential uses. The full list of allowed uses can be accessed [here](#).



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The property contains a circa 1930 structure that is approximately 868 square feet in size, not including the front and back porches. With three rooms, a full bathroom, and kitchen, the building is fully functional and has been utilized by residential tenants for many years. All utilities are available to the house including water, public sewer, electricity, gas, and data. The property also benefits from a detached, and fully enclosed, one car garage.



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