

**ATL COMMERCIAL  
REAL ESTATE**

Development Parcel Land Sale .51 Ac

## High Traffic and Exposure

4335 Roosevelt Hwy Atlanta, Georgia 30349



**Smoking Hot  
Fire Sale  
Low Price  
\$289,700.00**

*Owner is Flexible  
Seller financing, lease purchase, etc. are negotiable*

~~\$335,000~~

### C-2 General Commercial District

- ◆ Urgent Care Facilities
- ◆ Child/Adult Day Center
- ◆ Car Dealers (auto & light trucks)
- ◆ Auto Parts and Accessories Stores
- ◆ Tire Dealers
- ◆ Beer, Wine and Liquor Stores (S)
- ◆ Restaurants, including Fast Food/ w drive-through
- ◆ General Automotive Repair
- ◆ Coin-Operated Laundries and Drycleaners

Link: [Full Zoning Muni Code](#)



Call Today



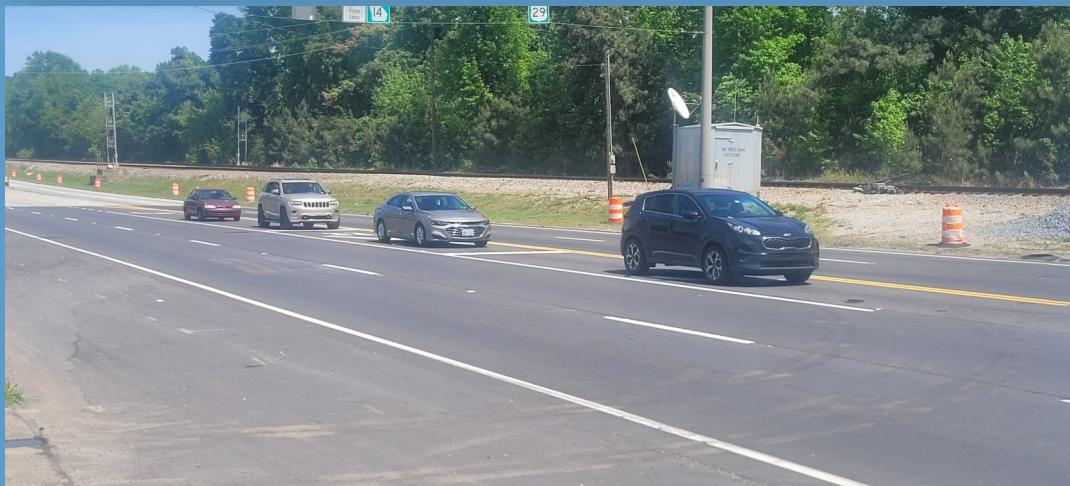
**Rick Ferguson**



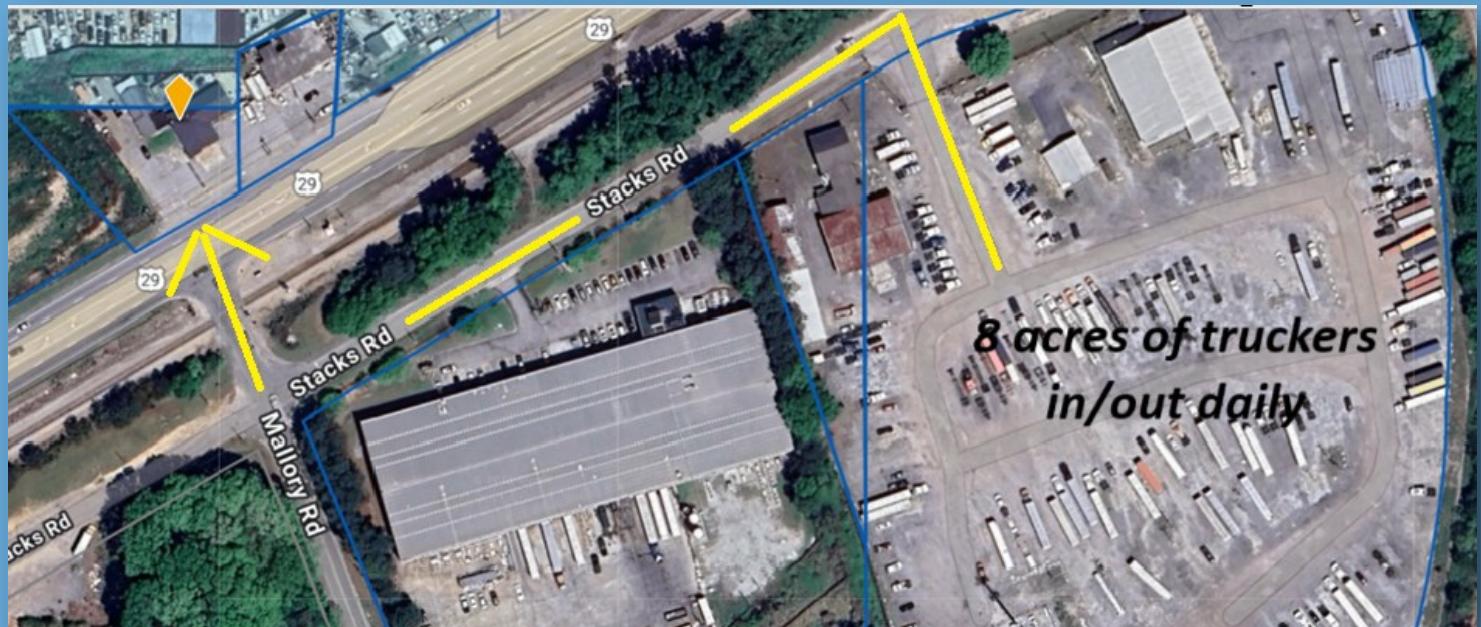
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REAL ESTATE**

**678-209-3100** tele/text  
RickFerguson@ATL-CRE.com

# High Traffic and Exposure



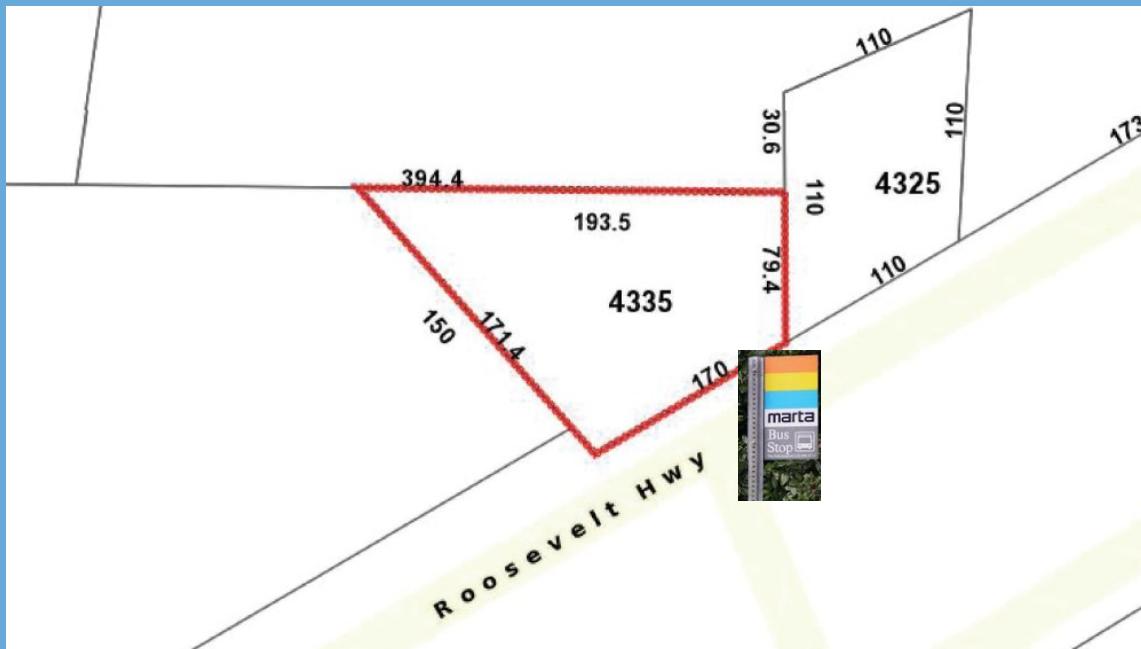
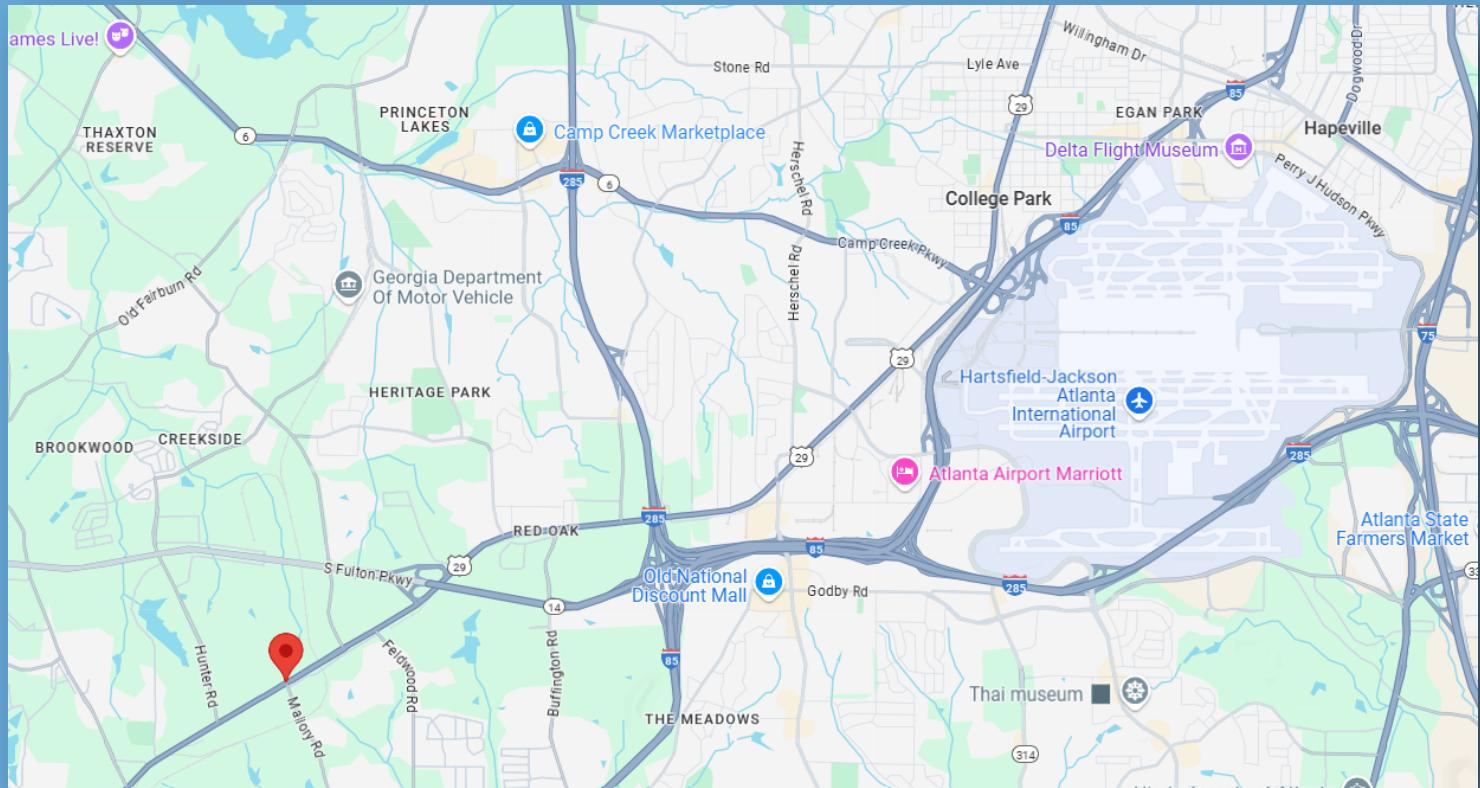
## The .51 Ac Parcel ID 09F260301260282

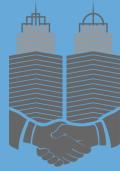


# Location

## Heavy Traffic Due To I 285/85 Access and Industrial Park

9 minutes from Hartsfield Jackson International Airport





**ATL** COMMERCIAL  
REAL ESTATE



### **Rick Ferguson**

*Managing Broker- ATL Commercial Real Estate, Inc. License H77278*

[RickFerguson@ATL-CRE.com](mailto:RickFerguson@ATL-CRE.com)

678-209-3100

Rick Ferguson's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class, blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a bachelor's degree in marketing and management, Rick visited Atlanta and was fascinated by its business community's fast pace and enormous potential. Two weeks after his original visit, Rick relocated to the city and begun what would be a 20-year career selling commercial telephone systems to hundreds of businesses, including real estate offices, doctors, attorneys, CPAs, wealth management consultants, construction companies and more.

In 2005 Rick secured his real estate license and began facilitating site selection for various firms working to locate, negotiate and lease office space. In addition to site selection, Rick's company, ATL Commercial Real Estate, Inc., represents firms and investors as they work to acquire commercial real estate. The company especially prides itself on taking property to market and selling for higher than anticipated. In 2019 Rick became licensed as a broker and can now supervise real estate agents.

Rick lives in Brookhaven with Kathy, his Atlanta-born wife, and is quickly becoming an empty nester as his children (two adopted from Russia and one an Atlanta native) venture into the real world. Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.