



635 ANGIER AVENUE NE

ATLANTA, GA 30308

FOR SALE



BUILDING INFORMATION

Price:	\$3,000,000 (\$300 PSF)
Building Size:	10,000 SF
Land:	0.50 Acres
Zoning:	I-1
Land Use:	Mixed Use
Year Built:	1966



EXPOSITION PROPERTIES, LLC

Ward Entrekin

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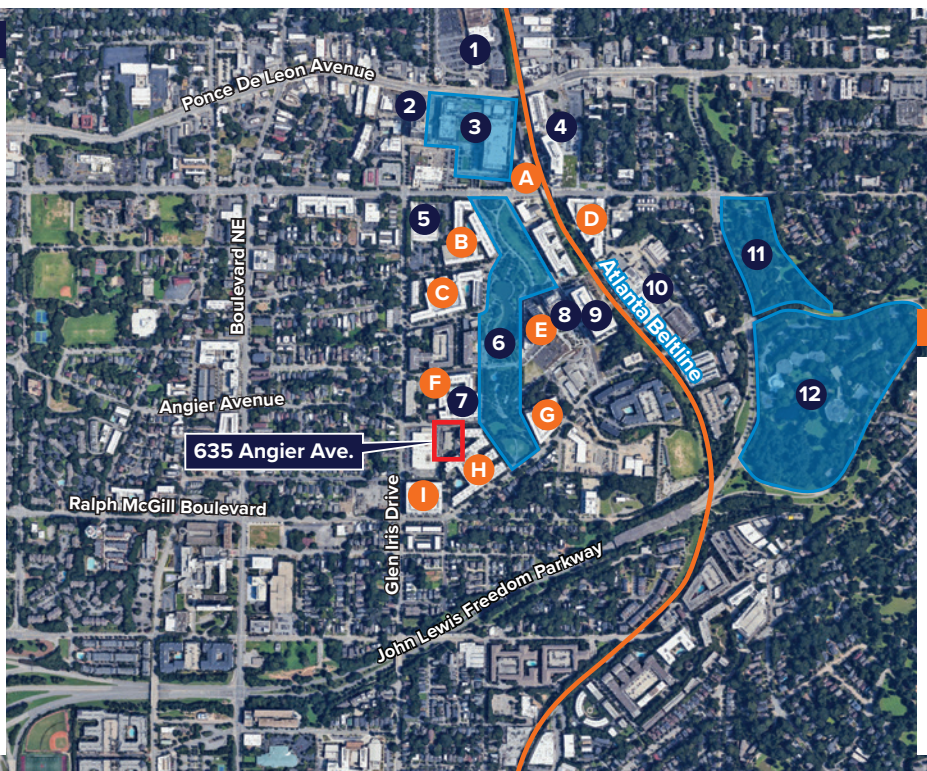
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INTERESTS & COMMERCIAL

- 1 **Midtown Place**
Whole Foods, Home Depot, Staples, PetSmart, etc.
- 2 **Scout Living**
- 3 **Ponce City Market**
Home to 30+ restaurants, 40+ retailers
- 4 **725 Ponce**
Kroger, Indaco, Starbucks
- 5 **Southern Dairies**
- 6 **Historic Old Fourth Ward Park**
- 7 **Finca to Filter Coffee Bar**
- 8 **Fourth Hotel**
- 9 **Fourth Ward Towers 1 & 2**
- 10 **Common Ground**
New Realm Brewing, Two Urban Licks, Bully Boy
- 11 **Freedom Park**
- 12 **Jimmy Carter Presidential Library**



RESIDENTIAL

- A **Signal House**
- B **AMLI Ponce Park**
- C **Camden Fourth Ward**
- D **North and Line**
- E **Overline Residences**
- F **Iris O4W**
- G **Anthem on Ashley**
- H **AMLI Parkside**
- I **Windsor Old Fourth Ward**

NEARBY ATTRACTIONS & POINTS OF INTEREST

Atlanta BeltLine (Eastside Trail) – approx. 0.5 mi away

A 22 mile multi-purpose trail with parks, public art installations, food vendors, and fitness stops
southernliving.com.

Ponce City Market – approx. 0.7 mi south

A historic converted factory featuring food halls, boutiques, rooftop activities, and connection to the BeltLine. Home to 30+ RESTAURANTS, 40+ RETAILERS, and many community events.

Historic Fourth Ward Park – approx. 0.4 mi

Adjacent to the BeltLine, this green oasis offers walking paths, a lake, playgrounds, and frequent public events.

Numerous Residential Options

WALK TO WORK. The Old Fourth Ward has become Atlanta's hippest residential neighborhood with thousands of high end, amenity rich residential units built in the last 5 years.

The Krog District – approx. 0.9 mi

thekrogdistrict.com

Walkable Restaurants, Bars, Retailers

Finca to Filter, Indaco, Atrium, Bellina Alimentari, W.H Stiles Fish Camp, Sweetgreen, Minero, Hop's Chicken, Pancake Social, Ton Ton Ramen and Yakitori, Dancing Goats Coffee Bar, Spiller Park Coffee, H&F Burger, El Super Pan, Five Daughters Bakery, City Winery, The Tap on Ponce, Saint Germain, The Forum Fitness, Buena Vida Tapas Bar, Common Ground development with TWO urban licks, New Realm Brewing, Bully Boy, Forth Hotel Nine Mile Station, Kroger, Whole Foods, The Krog District

Convenient Access.

Less than 0.25 miles from Freedom Parkway, which connects Midtown to I-85 and Downtown Atlanta, easy access to Marta via North Avenue.

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