

## 8146 Hwy 85 Riverdale, GA 30274



### PROPERTY DESCRIPTION

This former car wash facility at 8146 Highway 85 in Riverdale, Georgia, offers a prime redevelopment opportunity, now available for \$425,000. The property features four self-serve bays and one drive-thru bay, and is situated on the morning side of the road, ensuring high visibility and accessibility. Surrounded by two newly developed subdivisions, the area is experiencing significant growth, enhancing the site's potential. Currently zoned MX (Mixed Use), obtaining a business license to operate a car wash would require a zoning application. This versatile property is well-positioned for various commercial ventures in a thriving community.

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# FOR SALE

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### ADDITIONAL INFORMATION

#### MX Mixed Use District

##### 3.35 MX Mixed Use District Intent, Permitted Uses and Conditional Uses

District Intent	Permitted Use	Prohibited uses
To capitalized on the demand in the market by establishing standards more consistent with commercial and suburban. These standards allow flexibility to developers of mixed use projects.	<p>*All uses allowed in Office Institutional (OI), General Business (GB) District</p> <p><b>Current Development Standards:</b></p> <p>Remain as currently existing</p> <p><b>Development Standards:</b></p> <p>Minimum Building Height</p> <ul style="list-style-type: none"><li>• Full two stories for multi-tenant building</li><li>• One story for stand-alone building</li></ul> <p><b>Conditional uses</b></p> <ul style="list-style-type: none"><li>• Live-work units</li><li>• Multi-family in a mixed-use building</li><li>• Assisted Living facility</li><li>• Fitness centers &amp; gyms</li><li>• Movie theaters</li><li>• Place of worship</li><li>• Restaurants with a Drive-thru or Drive-in configuration</li></ul> <p>Other uses deemed substantially in character and impact to a use permitted in the MX District.</p>	<ul style="list-style-type: none"><li>• Ambulance services</li><li>• Amusement centers &amp; arcades</li><li>• Automobile, truck, trailer, and boat sales, and leasing</li><li>• Car washes, detail shops, and service stations</li><li>• Colleges</li><li>• Convenience stores</li><li>• Small box discount variety stores</li><li>• Funeral homes</li><li>• Mini warehouses &amp; self-storage facilities</li><li>• Movie theaters</li><li>• Outdoor amusements</li><li>• Outdoor theaters</li><li>• Pawn Broker</li><li>• Place of worship</li><li>• Plumbing and heating equipment dealers</li><li>• Recreation-Indoor</li><li>• Service labor organizations meeting hall/offices</li><li>• Theaters</li><li>• Tire shops</li><li>• Vehicle rental</li><li>• Vehicle repair</li></ul>

**The below LINKS have the lists of permitted and conditional uses**

- **Sec. 3.35 - MX—Mixed Use District.**
- **Sec. 3.21 - GB General Business District Intent, Permitted Uses and Conditional Uses.**
- **Sec. 3.15 - OI Office Institutional District Intent, Permitted Uses and Conditional Uses**

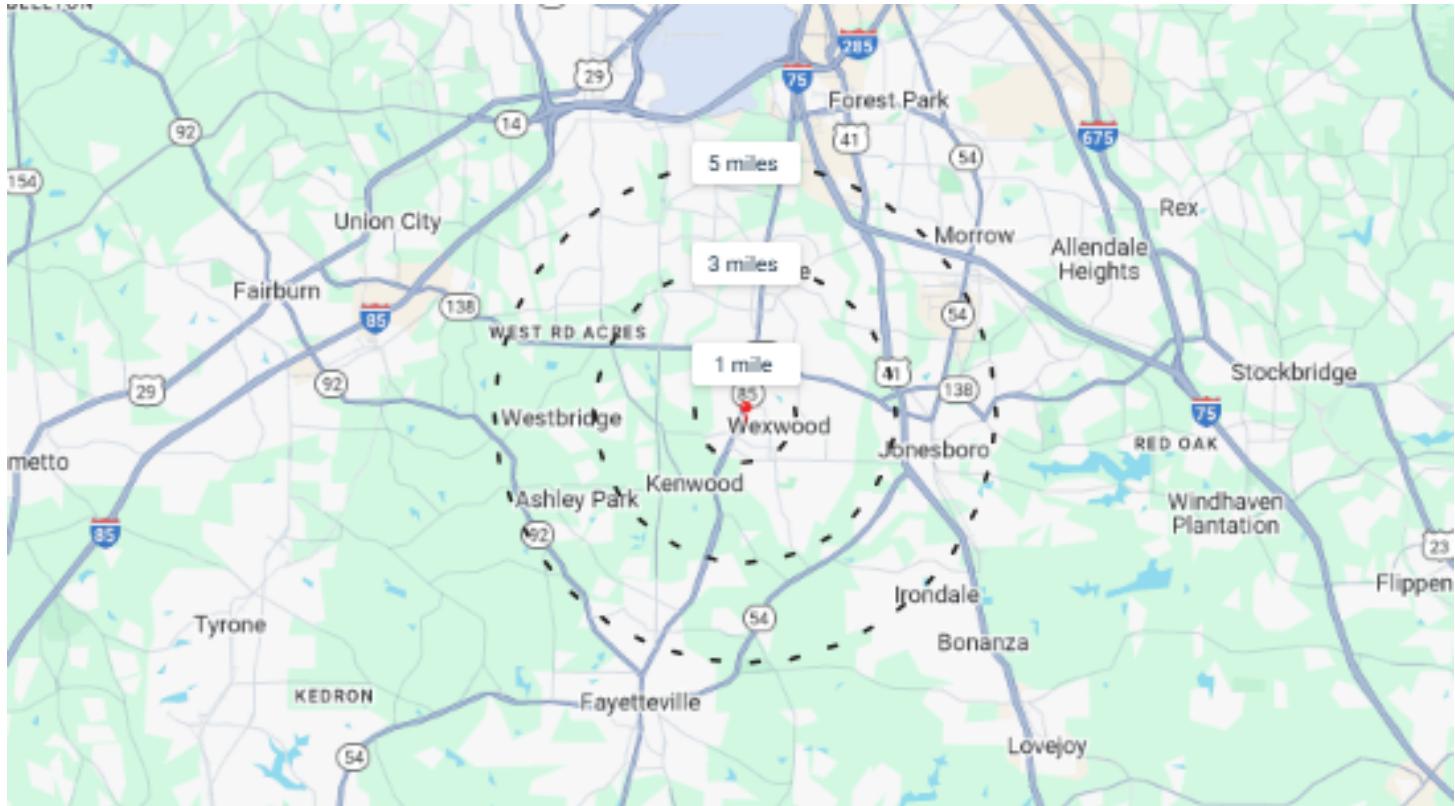
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### LOCATION DESCRIPTION:

8146 Highway 85 in Riverdale, Georgia, is situated in a rapidly growing suburb south of Atlanta and near Hartsfield-Jackson International Airport. The property is on the morning side of the road, enhancing its visibility and accessibility. The area is experiencing residential growth, with two new subdivisions nearby, indicating a rising customer base.

### PROPERTY HIGHLIGHTS:

- **Former Car Wash Facility:** Equipped with four self-serve bays and one automatic drive-thru bay.
- **Morning Side of the Road:** Positioned to capture morning traffic, enhancing business visibility.
- **Proximity to New Subdivisions:** Two recently developed subdivisions surround the property, potentially increasing customer base.

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