



ATL COMMERCIAL
REAL ESTATE

I3 Zoned Industrial Lots - combined 2.44+/-

19,343 SF

1174 McDonald Dr SE, Atlanta, GA 30315

Walkable to New Retail and New Amenities



Offered at \$3,172,000

Metal Fabrication Company

Currently in Operation

Parcel Number	14 005500130034
Location Address	1174 MC DONALD DR SE ATLANTA
Legal Description	
Property Class	I3 - Industrial Lots



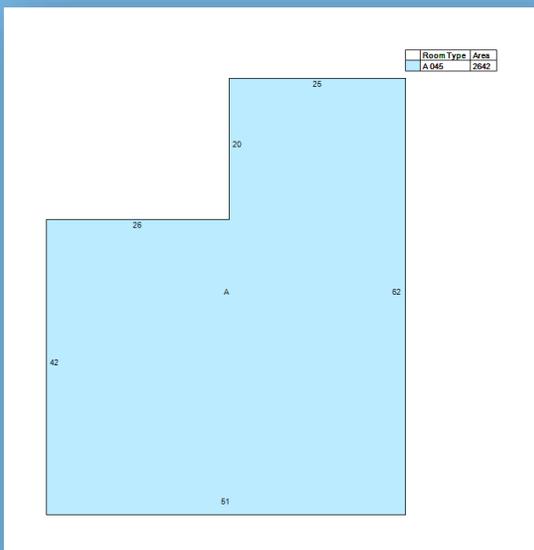
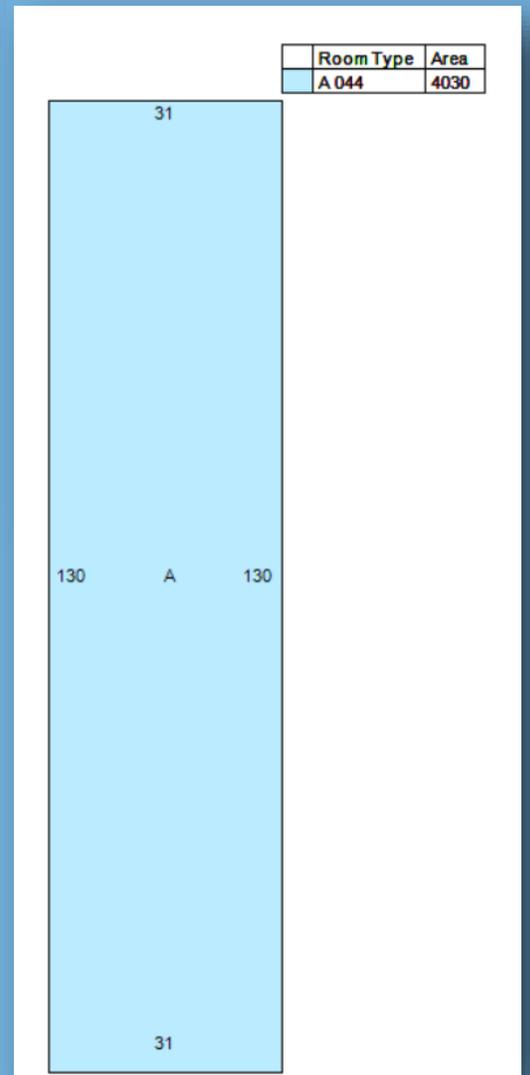
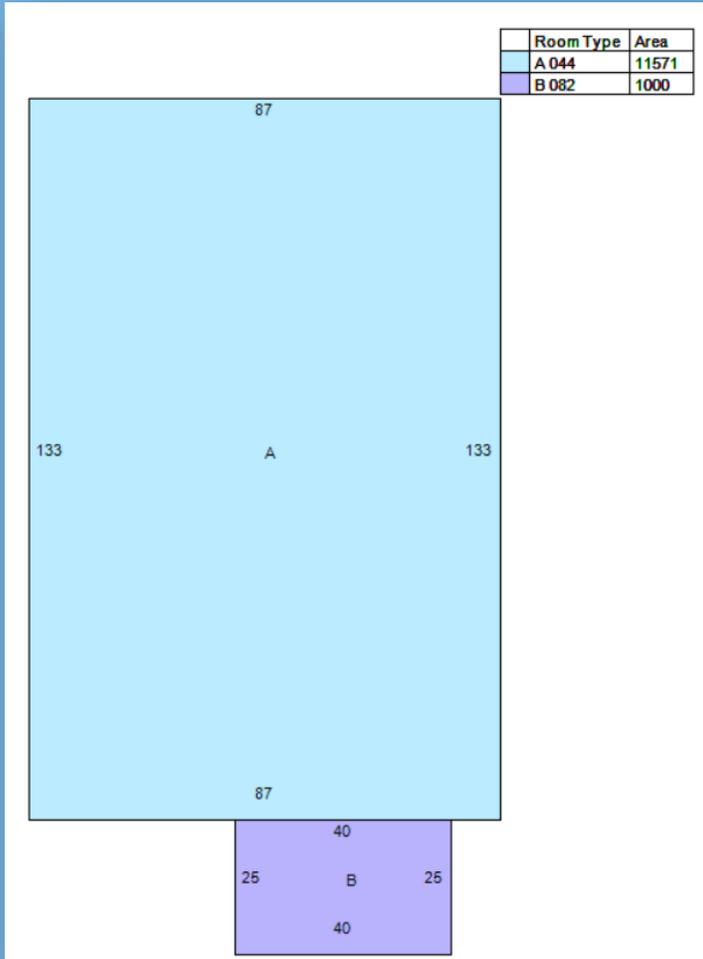
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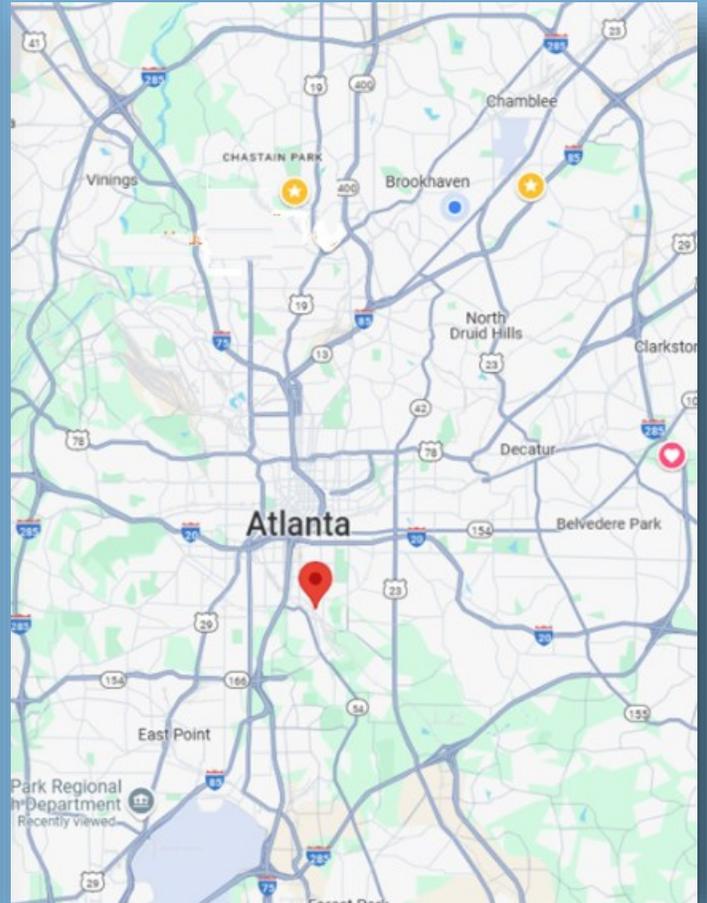
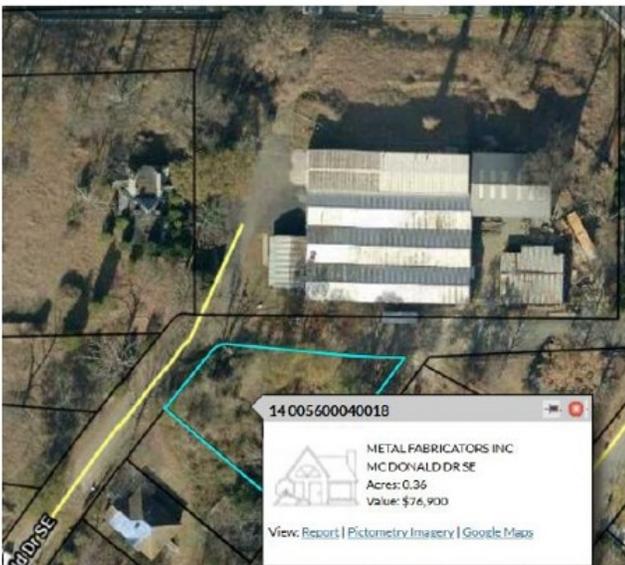
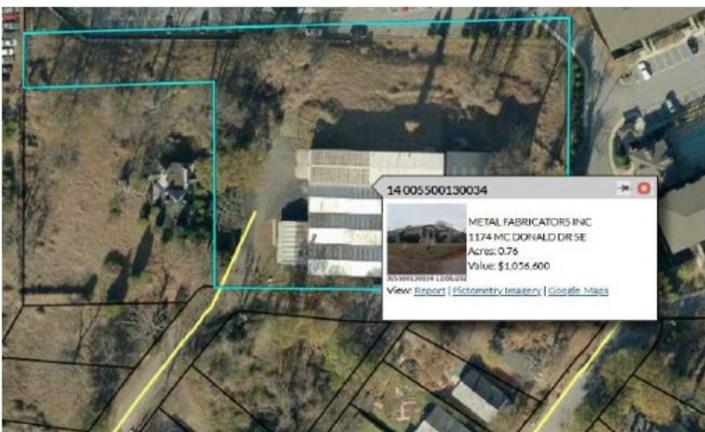
Per Fulton County



Hilltop Property w/View

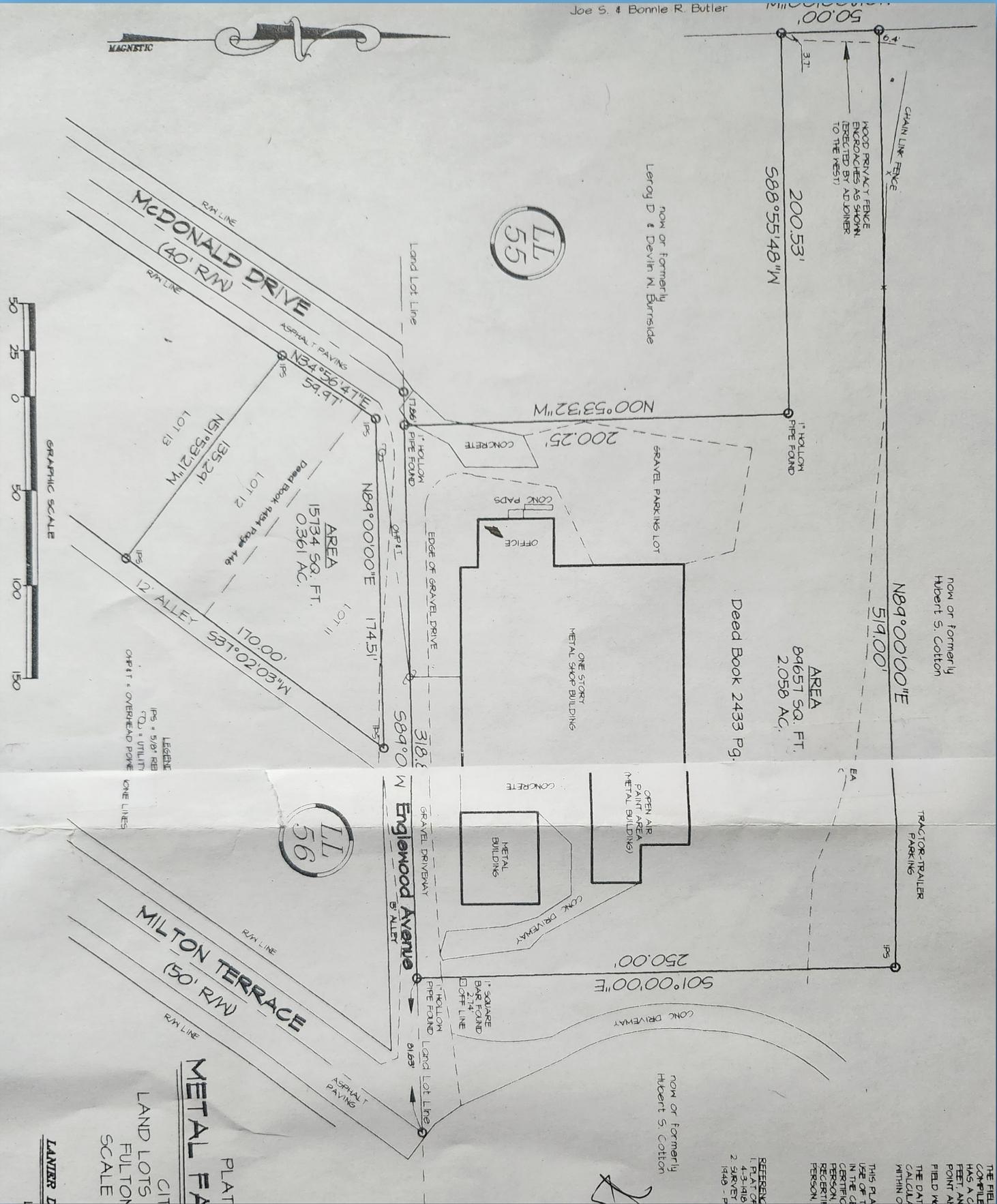


1174 McDonald
Subject Property



Survey

Joe S. & Bonnie R. Butler



GRAPHIC SCALE

LEGEND
 IPS = 3/8" RB
 TD = UTILITY
 OHP = OVERHEAD POWER

ONE LINES



METAL PLAT
 LAND LOTS
 FULLTON
 SCALE

LAWYER D

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REFERENCE
 PLAT OF
 4-3-1418
 2 SURVEY
 1948 - 5

now or formerly
 Hubert S. Cotton

now or formerly
 Hubert S. Cotton

now or formerly
 Leroy D. & Devin M. Burnside



WOOD POST & RAIL FENCE
 ENCLOSED AS SHOWN
 IDENTIFIED AS OWNERS
 TO THE WEST

CHAIN LINK FENCE

200.53'
 588°55'48"W

50.00'

3.7'

N00°53'32"W

200.25'

NB4°00'00"E

174.51'

589°0'

318.8'

170.00'

581°02'00"E

12' ALLEY

135°29'

N51°53'21"W

135°29'

N34°56'47"E

19.5'

ASPHALT PAVING

RAW LINE

RAW LINE

MCDONALD DRIVE
 (40' RW)

DEED BOOK 4184 PAGE 416

AREA
 15734 SQ. FT.
 0.361 AC.

LOT 12

LOT 13

LAND LOT LINE

1" HOLLOW PIPE FOUND

EDGE OF GRAVEL DRIVE

CONCRETE

GRAVEL PARKING LOT

OFFICE

CONC PADS

ONE STORY METAL SHOP BUILDING

TRACTOR TRAILER PARKING

OPEN AIR PAINT AREA (METAL BUILDING)

METAL BUILDING

CONC DRIVEWAY

1" SQUARE BAR FOUND 2 1/2" OFF LINE

1" HOLLOW PIPE FOUND

LAND LOT LINE

ASPHALT PAVING

RAW LINE

RAW LINE

MILTON TERRACE (50' RW)

ENGINEWOOD AVENUE

12' ALLEY

CONC DRIVEWAY

501°00'00"E

250.00'

519.00'

NB4°00'00"E

84657 SQ. FT. 2.058 AC.

DEED BOOK 2433 Pg.

AREA

ONE STORY METAL SHOP BUILDING

OFFICE

CONC PADS

GRAVEL PARKING LOT

CONCRETE

1" HOLLOW PIPE FOUND

EDGE OF GRAVEL DRIVE

1" HOLLOW PIPE FOUND

ASPHALT PAVING

RAW LINE

RAW LINE



Rick Ferguson

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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.

Organizations: National Association of Realtors, Georgia Association of Realtors, Atlanta Commercial Board of Realtors, Real Professionals Network, Buckhead 50 Club, Southern Resource Group, Siena Alumni Organization & Dunwoody Baptist