



COMMERCIAL
PROPERTIES
First Team

±1749 SF FOR SALE

**RESTAURANT/BAR
912 Neal Street SW
Atlanta, Georgia 30314**

±1749 SF FOR SALE

RESTAURANT/BAR 912 NEAL STREET SW ATLANTA, GA 30314



Ruben N. Rodriguez, Jr.
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License # 401687



Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.

LOCATION OVERVIEW

Neighborhood:

Vine City/English Avenue Area: 912 Neal Street NW is situated in the historic Vine City and English Avenue neighborhood. This area has seen a significant transformation in recent years due to ongoing revitalization efforts, making it an up-and-coming location with increasing property values.

912 Neal Street NW is strategically located in an area poised for growth and development. With its proximity to key Atlanta landmarks, excellent transportation links, and the neighborhood's ongoing revitalization, this property offers a unique opportunity for investors and business owners looking to capitalize on the area's upward trajectory.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	4,993	55,844	129,751
Total Population	21,772	166,631	354,185
Average HH Income	\$51,917	\$93,948	\$107,519

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SPACE HIGHLIGHTS

OFFERED AT	\$585,000
SIZE	+/- 1749sf / .13ac
PARKING	8 + street
ZONE	R-5 Two Family Residential District
YEAR BUILT	1965

PUBLIC RECORD (TAX ASSESSMENT)

YEAR	TAX AMOUNT
2023	3,949
2022	\$3,095
2021	\$2,116

ZONING INFORMATION

Current Zoning:

- **R-5 Two-Family Residential District:** 912 Neal Street NW is currently zoned R-5, a residential zoning designation that allows for the development of single-family and two-family residences. This zoning classification typically supports low-density residential use, consistent with the surrounding neighborhood's residential character. However, it's important to note that the property originally started as commercial before being rezoned to residential, making the process of reverting back to commercial use more straightforward.

Potential for Commercial Rezoning:

- **Rezoning Efforts:** The current owner has made significant progress toward rezoning the property back to commercial use. This includes preparing and submitting necessary documentation, engaging with local zoning authorities, and obtaining a signed Special Administrative Permit (SAP). Additionally, the property already has 8" commercial sewage installed. While the plans for rezoning were temporarily paused due to budget constraints, all foundational work is in place, positioning the buyer to benefit from an expedited rezoning process. The existing plans may need to be re-certified and updated, a process that could be completed in 1-2 weeks and would cost approximately \$6,000.
- **Commercial Potential:** Once rezoned, the property would be ideally suited for a variety of commercial uses, including retail, restaurant, or office space, given its strategic location in the Vine City/English Avenue area. The property's proximity to major attractions like the Mercedes-Benz Stadium, Georgia World Congress Center, and several prominent universities further enhances its commercial viability.

Buyer's Opportunity:

- **Maximizing Value:** The pending rezoning presents a unique opportunity for buyers to acquire a property with significant upside potential. By completing the rezoning process, a buyer can unlock the property's full commercial value, making it an attractive investment in a rapidly developing area of Atlanta.
- **Flexibility in Use:** Should the buyer choose to maintain the current R-5 zoning, the property remains suitable for residential development or a mixed-use project, offering flexibility depending on the buyer's vision and investment strategy.

Important Note:

Prospective buyers are encouraged to conduct their own due diligence regarding the rezoning process and verify the current status with the City of Atlanta's planning and zoning departments. The seller is available to provide all relevant documentation and assist with the transition of ongoing rezoning efforts to the new owner.



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Proximity to Key Landmarks:

- **Mercedes-Benz Stadium:** Just a short drive away, the property is close to Mercedes-Benz Stadium, home to the Atlanta Falcons and Atlanta United FC. The stadium also hosts numerous concerts and events, drawing large crowds to the area.
- **Georgia World Congress Center:** Nearby is one of the largest convention centers in the United States, which attracts millions of visitors annually. The proximity to this center can provide significant foot traffic for any business.
- **Clark Atlanta University, Morehouse College, and Spelman College:** The property is close to Atlanta University Center, the largest consortium of historically black colleges and universities (HBCUs) in the world, which could offer a steady stream of potential customers for a retail or restaurant business.

Transportation:

- **MARTA Access:** The property is conveniently located near the Ashby MARTA Station (Blue Line), offering easy access to Atlanta's public transportation system. This connectivity enhances accessibility for both customers and employees.
- **Highway Access:** 912 Neal Street NW is easily accessible from major highways, including I-20 and I-75/I-85, making it well-connected to other parts of Atlanta and surrounding areas.
- **Walkability:** The property has a moderate walk score, indicating that some errands can be accomplished on foot. It's close to essential services and amenities, increasing its attractiveness for both commercial tenants and customers.

Local Amenities:

- **Retail and Dining:** The area surrounding the property has a mix of retail shops, dining establishments, and services, with more businesses expected to open as the neighborhood continues to grow.
- **Parks and Recreation:** Nearby parks, such as Rodney Cook Sr. Park and Washington Park, offer green spaces for outdoor activities and events, contributing to the neighborhood's appeal.

Development and Growth:

- **Revitalization Projects:** The Vine City/English Avenue area is undergoing significant redevelopment, with projects aimed at improving infrastructure, housing, and commercial opportunities. These efforts are contributing to rising property values and increasing interest from investors and developers.
- **Opportunity Zone:** This area may be part of an Opportunity Zone, offering potential tax incentives for investors, which can be an attractive selling point for buyers looking for both short-term and long-term gains.

Potential Business Opportunities:

- **Restaurant/Bar:** Given the proximity to educational institutions, major venues, and growing residential developments, the property is ideally situated for a restaurant or bar. The ongoing revitalization efforts in the area further enhance its potential for success.
- **Retail:** The steady increase in foot traffic, driven by nearby events and the neighborhood's redevelopment, makes it a prime location for a retail business.



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ADDITIONAL VALUE-ADD INFORMATION

The current owner has made significant efforts to convert the property into a restaurant and bar. This includes obtaining surveys and plans which are valuable to a potential buyer. Here are the details from the documents provided:

1. Architectural Plans:

- Detailed floor plans showing the existing and proposed layouts, including equipment and restroom layouts.
- Elevation drawings illustrating the external design and structure of the building.
- Wall section details and accessibility features, including HC ramp and canopy designs.

2. Parking Layout:

- A comprehensive parking plan outlining available parking spaces and their arrangement on the property.

3. Electrical Layout:

- Complete electrical system plan, outlining the wiring and electrical components necessary for building operations.

4. HVAC System & Kitchen Hood:

- Detailed HVAC layout, including the installation of ventilation and air-conditioning systems.
- Hood details for kitchen use, essential for restaurant and commercial kitchen planning.

5. Plumbing Systems:

- Full plumbing layout, including drainage and water systems with detailed riser diagrams.
- Specific plans for the installation of a grease trap, necessary for restaurant or food service operations.

6. Special Approvals:

- The property includes an approved Special Administrative Permit (SAP), facilitating its transition back to commercial use.

 APP_912 NEALST.V2.pdf

 HPR_912 Neal St. SAP Application_V1 (1).pdf

▼  Individual Plans - MEP

 A-1 COVER SHEET.pdf

 A-2 EXISTING _ PROPOSED FLOOR PLAN.pdf

 A-3 EQUIPMENT FLOOR PLAN.pdf

 A-4 PROPOSED REST ROOMS.pdf

 A-5 EXISTING _ PROPOSED ELEVATIONS.pdf

 A-6 HC RAMP _ CANOPY DETAILS _ WALL SECTION.pdf

 E-1 ELECTRICAL LAYOUT.pdf


 M-1 HOOD DETAILS.pdf

 M-2 HVAC LAYOUT _ DETAILS.pdf


 P-1 PLUMBING DRAINING LAYOUT _ RISER DIAGRAM.pdf

 P-2 PLUMBING WATER LAYOUT AND RISER DIAGRAM.pdf

 P-3 GRASE TRAP DETAILS (1).pdf

 PARKING PLAN-2 912 Neal Street Atlanta GA 30314.pdf

 revised Plans 2022.pdf

 Tree Impact Statement.pdf



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PROJECT DATA: APPLICABLE BUILDING CODES AND COMMENTS

CITY OF ATLANTA

- INTERNATIONAL BUILDING CODE - 2018 EDITION W/GA. 2020 AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION W/GA. 2020 AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION W/GA. 2020 AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION W/GA. 2020 AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2020 EDITION. NO AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION W/GA. 2020 AMENDMENTS
- INTERNATIONAL 2018 FIRE CODE, WITH 2020 GEORGIA STATE. FIRE COMMISSIONER AMENDMENTS 120-3-3-.04
- NFPA NATIONAL 101 - LIFE SAFETY CODE, 2018 EDITION W/GA. 2020 AMENDMENTS STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-0472
- INTERNATIONAL ENERGY CONSERVATION CODE 2015 W/GA. 2020 SUPPLEMENTS AND AMENDMENTS.
- GEORGIA ACCESSIBILITY CODES CHAPTER 120-3-20 (.01-.08) WITH 2020 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-.08 THROUGH .11-2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

"Signs are not approved within the scope of this building permit. A separate sign location permit is required for each sign"

Clean indoor air ordinance rules of the Department of Human Resources Public Section 290-5-61-.05 (for Georgia Smokefree Air Act of 2005) and O.C.G.A. Section 31-12a-8

"A sign clearly stating that smoking is prohibited shall be conspicuously posted by the building owner, agent, operator, person in charge or proprietor at each entrance or in a position clearly visible upon entry into the building in accordance with Georgia Smokefree Air Act of 2005. Acceptable signs shall display either "no smoking" or the international "no smoking" symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar across it)."

Big Sip's 912 Neal St. Atlanta Ga. 30314

SCOPE OF WORK

1. EXISTING USE: STORE
2. PROPOSED USE: RESTAURANT (INTERIOR / EXTERIOR RENOVATION)
3. ALL SIGN WILL HAVE A SEPARATE PERMIT

ACCESSIBILITY NOTES:

ADA/ANSI A117.1

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. IN ACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
3. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING REST ROOM, AND PLACED 80" ABOVE THE FLOOR OR 6" BELOW CEILING, WHICHEVER IS LOWER.
4. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (i.e. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED ON HIGHER THAN 48" ABOVE THE FLOOR.
5. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT CHANGES IN LEVEL BETWEEN 0.25" AND 0.5" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2". CHANGES IN LEVEL GREATER THAN 0.5" REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5" MAX. IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5" IN HEIGHT.
6. GRAB BARS, FOR ACCESSIBILITY SHALL BE 1.25"-1.50" IN DIAMETER WITH 1.5" CLEAR SPACE BETWEEN THE BAR AND THE WALL.
7. ACCESSIBLE WATER CLOSETS SHALL BE 17'-19" FROM FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36" LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42" MAXIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 33"-36" ABOVE THE FLOOR.
8. FOR TOILET ROOM LAYOUTS SEE DWG.



SITE LOCATION/KEY PLAN

GENERAL NOTES

TOTAL Sq. Ft. 1,749 SF.

CONSTRUCTION TYPE: A2
EXTERIOR WALL TYPE: WOOD
SPRINKLE SYSTEM: NO
BUILDING HEIGHT: 19'

OCCUPANCY CLASSIFICATION

NFPA 101 OCCUPANCY: "MERCANTILE"
STANDARD BUILDING: TYPE A2 UNPROTECTED

FIRE PROTECTION RATING

FLOOR: NON-COMBUSTIBLE (TILE ON CONCRETE)
BEAMS: STEEL
COLUMNS: STEEL
ROOF: STEEL JOISTS

MAIN FLOOR DESIGN OCCUPANT DATA

ROOM / AREA	SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
TRAVEL PATH	40 S.F.		N/A PERSON CAPACITY
DINNING AREA #1	700 S.F.	1:30 F.T.	23 PERSON CAPACITY
DINNING AREA #2	330 S.F.	1:30 F.T.	11 PERSON CAPACITY
BAR AREA	200 S.F.	FIX SEATING	3 PERSON CAPACITY
KITCHEN AREA	275 S.F.	1:100 FT.	3 PERSON CAPACITY
REST ROOM	42 S.F.		N/A PERSON CAPACITY
REST ROOM	42 S.F.		N/A PERSON CAPACITY
DECK SEATING	120 S.F.	1:30 FT.	4 PERSON CAPACITY
TOTAL FL. SQ. FT.	1,749.00		44 PERSON CAPACITY

EGRESS

MAXIMUM LENGTH OF COMMON PATH OF TRAVEL = 40 FEET
MAXIMUM LENGTH OF EXIT EGRESS = 40 FEET
EXIT REQUIRED = 2

NUMBER OF STORIES & BUILDING HEIGHT

(ONE STORY) BUILDING TOP OF BUILDING 19'-0"

SCOPE OF WORK

USES: EXISTING USE: (RESTAURANT)
PROPOSED USE: (RESTAURANT)

No.	PROPOSED USE: (RESTAURANT)
A-1	COVER SHEET & INDEX, GENERAL NOTES
A-2	EXISTING & PROPOSED MAIN FLOOR PLAN
A-3	PROPOSED EQUIPMENT FLOOR PLAN
A-4	PROPOSED REST ROOM DETAILS
A-5	PROPOSED CANOPY ELEVATIONS & DETAILS
A-6	PROPOSED HC RAMP DETAILS & WALL SECTION
E-1	REFLECTIVE CEILING & ELECTRICAL LAYOUT PLAN
P-1	PLUMBING WASTE LAYOUT
P-2	WATER RISER DIAGRAM
P-3	GREASE TRAP DETAILS
M-1	HOOD DETAILS
M-2	HVAC DUCT LAYOUT

RELEASE FOR CONSTRUCTION

Designed by	Date	Scale
JOHN E. SWINEY	06/12/2021	3/16"= 1'-0"

COVER SHEET

Location:	Sheet
Big Sip's 912 Neal St. Atlanta, GA	



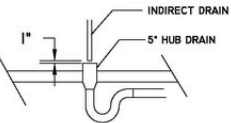
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONE MOUNTAIN GA. 30088
Ph. (404) 502-8574
E-mail swiney@csdadd.com



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EQUIPMENT SCHEDULE	
SYM.	DESCRIPTION
K1	CUSTOM COUNTER
K2	UNDERCOUNTER ICE MAKER
K3	BAR 2 COMP. SINK
K4	BOTTLE COLLER
K5	TOWER DISPENSER
K6	HAND SINK
K7	SOAP DISPENSER
K8	HOOD SYSTEM
K9	FLAT GRIDDLE
K10	4 EYE STOVE BURNER
K11	DEEP FAT FRYER
K12	SANDWICK UNIT
K13	SPARE NO.
K14	3 COMP. SINK
K15	MEAT SINK
K16	VEG. SINK
K17	MOP SINK
K18	2 DOOR REFRIGARATOR
K19	2 DOOR FREEZER
K20	TANKLESS WATER HEATER
K21	ICE MAKER
K22	SHELVING
K23	GREASE TRAP (1,000 LB.) PROPOSED



HUB DRAIN DETAIL
NOT TO SCALE

PLUMBING NOTE:
VEG. PREP. SINK,
(3) COMPARTMENT SINK &
HAVE A HUB DRAIN W/ AIR GAP

CONTRACTOR NOTES:

SOLID WASTE:
CONTRACTOR SHALL UTILIZ EXISTING DUMPSTER
AND DUMPSTER LOCATION.

LIGHTS:
CONTRACTOR SHALL MAKE SURE ALL LIGHTS
ARE SHIELDED.

COVERED BASE MOLDING NOTE:
CONTRACTOR SHALL INSTALL COVERED BASE IN
KITCHEN, STORAGE, AND RESTROOM WALLS.

DOORS AND WINDOWS NOTE:
CONTRACTOR SHALL INSTALL RODENT PROOF
DOORS, WINDOWS.

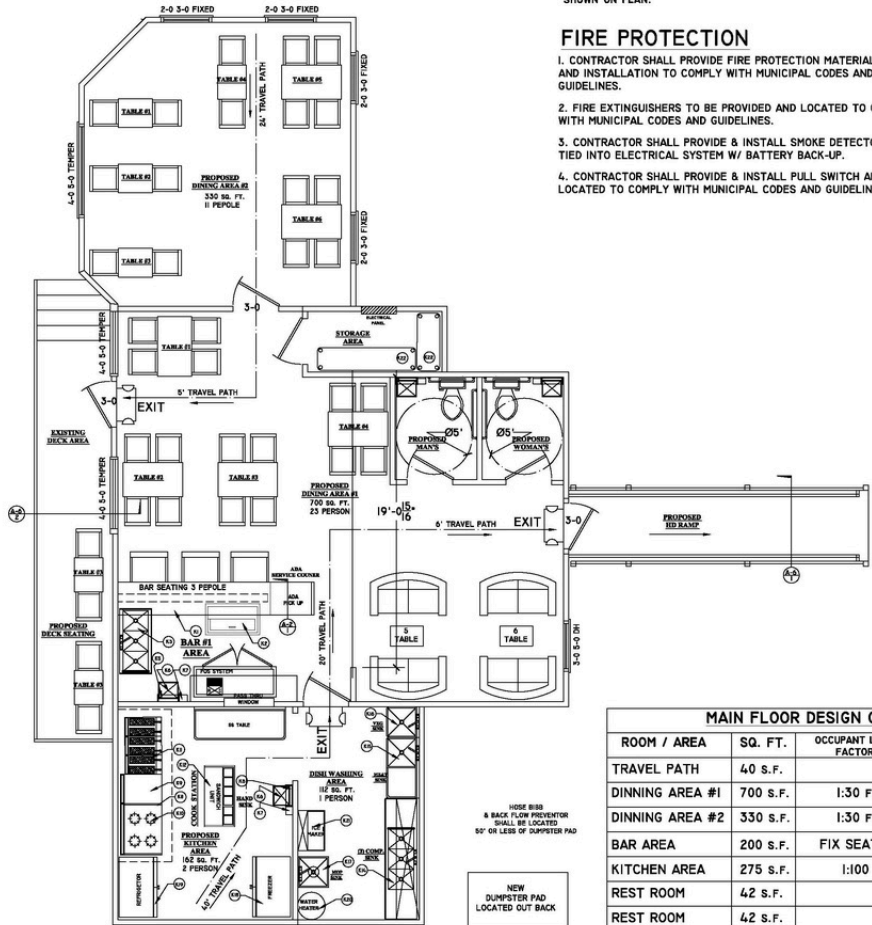
HOOD WALL FINISHES
1. CONTRACTOR SHALL INSTALL A TYPE I HOOD SYSTEM
WITH IN ACCORDANCE WITH UL 710

2. THREE SIDED WALLS UNDER HOOD SHALL BE OF 1/2" DUROCK CEMENT BOARD
WITH 3/16" STAINLESS STEEL SMOOTH SURFACE BEHIND COOKING
EQUIPMENT UNDER HOOD.

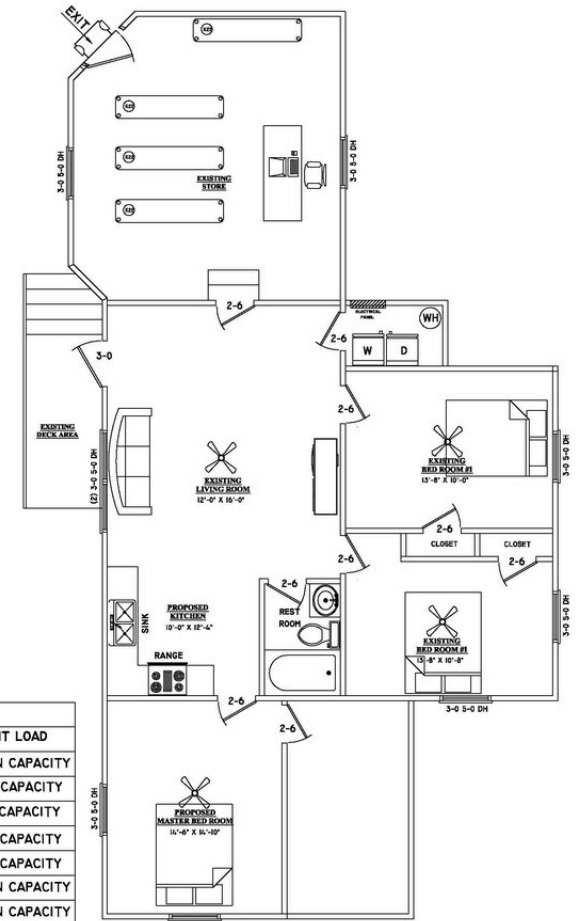
NOTES:
1. CONTRACTOR SHELL INSTALL SMOKE DETECTORS
WITH BATTERY BACK-UP POWER THRU OUT BUILDING.
2. CONTRACTOR SHELL INSTALL EXIT SIGNS WITH EMERGENCY
LIGHTS AND BATTERY BACK-UP POWER AT EACH EXIT.
3. CONTRACTOR SHELL INSTALL PULL STATION SWITCH WITH
FLASHING LIGHT AS SHOWN ON PLAN.
4. CONTRACTOR SHELL INSTALL FIRE EXTINGUISHER AT LOCATION
SHOWN ON PLAN.

FIRE PROTECTION

1. CONTRACTOR SHALL PROVIDE FIRE PROTECTION MATERIAL
AND INSTALLATION TO COMPLY WITH MUNICIPAL CODES AND
GUIDELINES.
2. FIRE EXTINGUISHERS TO BE PROVIDED AND LOCATED TO COMPLY
WITH MUNICIPAL CODES AND GUIDELINES.
3. CONTRACTOR SHALL PROVIDE & INSTALL SMOKE DETECTOR
TIED INTO ELECTRICAL SYSTEM W/ BATTERY BACK-UP.
4. CONTRACTOR SHALL PROVIDE & INSTALL PULL SWITCH AND
LOCATED TO COMPLY WITH MUNICIPAL CODES AND GUIDELINES.



ROOM / AREA	SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
TRAVEL PATH	40 S.F.		N/A PERSON CAPACITY
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DECK SEATING	120 S.F.	1:30 FT.	4 PERSON CAPACITY
TOTAL FL. SQ. FT.	1,749.00		44 PERSON CAPACITY



EXISTING FLOOR PLAN

- (S) SMOKE DETECTOR
- (E) EXIT LIGHTS W/ BATTERY BACK-UP
- (F) FIRE EXTINGUISHER 48" AFF
- (K) CLASS 'K' FIRE EXTINGUISHER 48" AFF.



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Designed by	Date	Scale
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EXISTING & PROPOSED MAIN FLOOR PLAN W/ LIFE SAFETY		
Location:	Sheet	
Big Sip's 912 Neal St. Atlanta Ga. 30314	A-2	



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SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
- THE SURVEYOR AND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION AND DOES NOT WARRANT THE TRADING INFORMATION AND CONVERSATION WITH THE CLIENT OR USER OF THIS DATA. VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS, OR ENTITY.

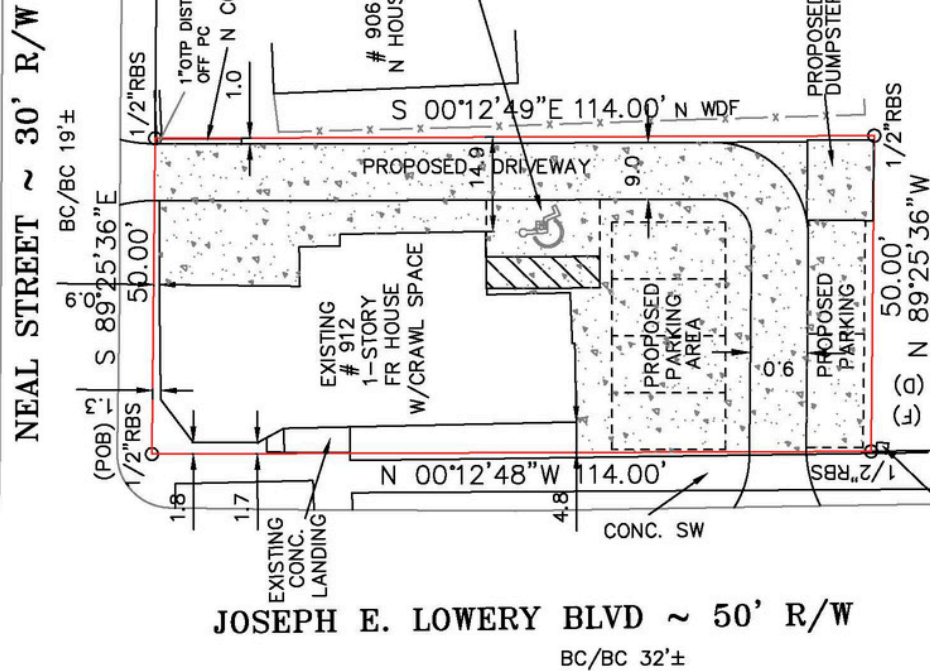
THIS PLAT ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED. CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

* LEGEND *

- IRON PIN FOUND
- IPF OPEN TOP PIPE FOUND
- CIP CRIMP TOP PIPE FOUND
- REINFORCING BAR FOUND
- MAGNETIC READING FOUND
- ANGLE IRON FOUND
- CALCULATED POINT
- X-X FENCE
- WOOD LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- IRON FENCE
- CONCRETE AREA
- SCREEN PORCH
- FH FIRE HYDRANT
- CBK CABLE BOX
- BR BRICK
- FR FRAME
- WOOD
- SN SIGN
- P PLAT
- RECORD
- F FIELD
- N NEIGHBOR
- L LANDING
- C CONCRETE AREA
- SCREED PORCH
- SP SCREEN PORCH
- CPT CARPORT
- AS PER PLAT
- AS PER RECORD
- AS PER FIELD
- BACK OF CURB
- EDGE OF PAVEMENT
- ELECTRIC METER
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- CEILING
- OWNERSHIP UNCLEAR

- POINT OF BEGINNING
- LAND LOT LINE
- SANITARY SEWER LINE
- SEWER CLEANOUT
- SEWER INLET
- YARD INLET
- HEAD WALL
- POWER POLE
- LIGHT POLE
- POWER LINE
- GUY WIRE
- SEWER ESMT.
- SEWER
- SEWER EASEMENT
- UTILITY EASEMENT
- ACCESS EASEMENT
- TOP OF BANK
- BOTTOM OF BANK
- CORRUGATED METAL PIPE
- REINFORCED CONC. PIPE
- APP AS PER PLAT
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EB EDGE OF PAVEMENT
- EM ELECTRIC METER
- EM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE- CEILING
- OU OWNERSHIP UNCLEAR

- INDICATE STAIRS
- INDICATES ASPHALT



TOTAL LAND AREA
5,699.40 SF / 0.131 AC
PROPOSED IMPERVIOUS AREA
5285.83 SF / 0.121 AC / 92.74%

PROPERTY IS ZONED SPI-3
SUBAREA 5 BELTLINE OVERLAY

PLAT PREPARED FOR:

ROLAND & WILETHA WILLIAMS

LOT 131	BLOCK
SUBDIVISION JETT PROPERTY	UNIT
LAND LOT 111	14TH DISTRICT
FULTON COUNTY, GEORGIA	2ND SECTION
FIELD WORK DATE JULY 08, 2020	PRINTED/SIGNED JULY 14, 2020
PLAT BOOK DEED BOOK 48255	PAGE 579
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

PROPERTY ADDRESS:
912 NEAL STREET
ATLANTA, GA 30314

COORD # 20201276
DWG # 20201276

SCALE 1" = 20'

REGISTERED PROFESSIONAL
No. 3197
EUGENE A. STEPHANOFF

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



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License # 401687



±1749 SF FOR SALE

RESTAURANT/BAR 912 NEAL STREET SW ATLANTA, GA 30314



Information on this document was gathered from seller and other sources. Information may be estimations and subject to change or inaccurate. All information must be independently confirmed during the due diligence period or prior any offer submitted.



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Deed Book 44875 Pg 169
Filed and Recorded Apr-23-2007 01:41pm
2007-0121478
Real Estate Transfer Tax \$225.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Return Recorded Document to:
Law Offices of Harris & Associates, LLC.

5532 Old National Highway
Suite 350
College Park, GA 30349

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

File #: 07-0101

This Indenture made this 13th day of April, 2007 between Richard Randolph, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Derrick Toyer, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 111 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 131 OF THE JETT PROPERTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF NEAL AND ASHBY STREETS, AND RUNNING THENCE SOUTH ALONG THE EAST SIDE OF ASHBY STREET 114 FEET, THENCE EAST 50 FEET TO LOT 130, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 114 FEET TO NEAL STREET; THENCE WEST ALONG THE SOUTH SIDE OF NEAL STREET 50 FEET TO THE CORNER AFORESAID, AT THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS NO. 912 NEAL STREET, N.W. ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

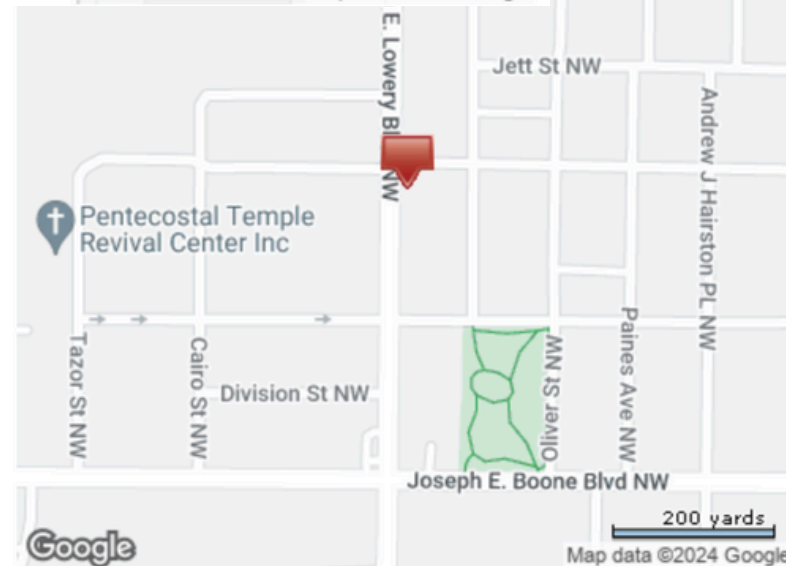
[Signature]
Notary Public



[Signature]
Richard Randolph (Seal)

(Seal)

(Seal)



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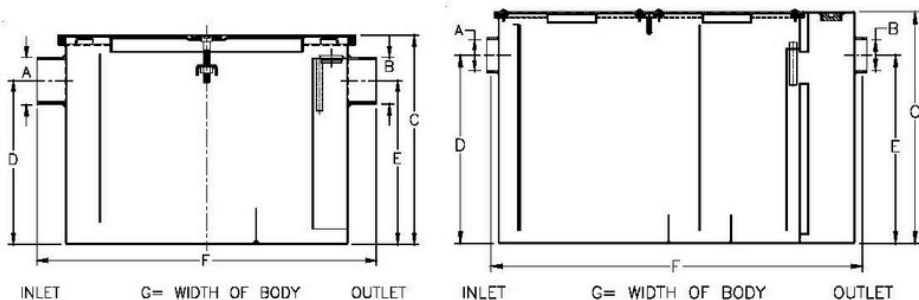


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SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



GT2700-4 through GT2700-50

GT2700-75 & GT2700-100

Model Number	A/B Inlet/Outlet No-Hub	Flow Rate G.P.M. [L]	Capacity Grease Lbs. [kg]	Dimension in Inches			
				C	D/E	F	G
___GT2700-4	2 [51]	4 [15]	8 [4]	10 [254]	7-1/4 [184]	16-3/8 [416]	9-7/8 [251]
___GT2700-7	2 [51]	7 [26]	14 [6]	11-1/8 [283]	8-1/8 [206]	17-3/4 [451]	11-7/8 [302]
___GT2700-10	2 [51]	10 [38]	20 [9]	11-3/4 [298]	8-1/4 [210]	19-3/4 [502]	14 [356]
___GT2700-15	2 [51]	15 [57]	30 [14]	13-3/8 [340]	9-3/8 [238]	21-3/4 [552]	16-3/4 [425]
___GT2700-20	3 [76]	20 [76]	40 [18]	15 [381]	11-3/4 [298]	24-5/8 [625]	17-1/4 [438]
___GT2700-25	3 [76]	25 [94]	50 [23]	17 [432]	12-7/16 [316]	26-5/8 [676]	19-7/8 [505]
___GT2700-35	4 [102]	35 [132]	70 [32]	18-3/4 [476]	14-3/16 [360]	28-1/2 [724]	22-1/2 [572]
___GT2700-50	4 [102]	50 [189]	100 [45]	21-1/2 [546]	16 [406]	30-3/8 [772]	24-1/2 [622]
___GT2700-75	4 [102]	75 [283]	150 [68]	22-3/4 [587]	18-1/2 [470]	40-1/4 [1022]	28-5/8 [727]
___GT2700-100	4 [102]	100 [379]	200 [91]	27 [685]	23 [584]	44 [1118]	33-5/8 [854]

GT2700 Grease Interceptor

Recommended for removing and retaining grease from wastewater in kitchen and restaurant areas where food is prepared. Grease trap is corrosion-resistant coated fabricated steel with no-hub connections, flow diffusing baffle, integral trap, and vented inlet flow control device.

OPTIONS

___ -JP2700 6 [152] Extension



Sizes 4 - 50

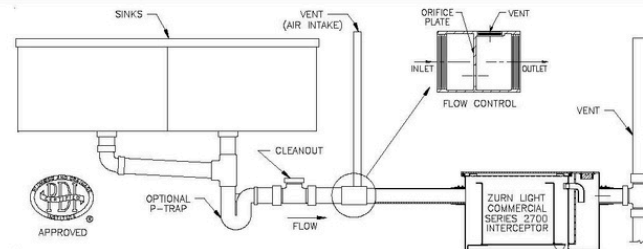


Sizes 20 G.P.M. - 50 G.P.M.

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Light Commercial Plumbing Products
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 - Ph. 855-863-9876, Fax 814-454-7929
In Canada | Zurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 - Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. C
Date: 2/15/2018
C.N. No. 139638
Prod. | Dwg. No. GT2700



Zurn Light Commercial Series Grease Interceptors GT2700 consist of a interceptor rated at () gpm and a properly sized flow control fitting.

INSTALLATION

- When installing Zurn Light Commercial Grease Interceptors use safety glasses, steel toed shoes, and gloves to prevent injuries. Interceptors must be installed per these instructions to function properly. Any installations that do not comply with these instructions could cause the unit to malfunction and not work per its intended purpose.
- Zurn grease interceptors should be installed as close as possible to the fixture being served. The interceptor may be placed on the floor, partially recessed in the floor, or recessed with top flush with the floor. The elevation of the inlet of the grease interceptor must be located below the horizontal piping coming from the fixture that the interceptor is servicing.
- Always install where there is easy access for cover removal and cleaning. If unit has a removable baffle the clearances above the interceptor must be greater than the height of the internal removable baffle of the unit to accommodate removing the cover and baffle for cleaning. Measure overall height of internal removable baffle to determine reference dimension of minimum access clearance required above the unit. If unit does not have removable baffle, clearance needs to be enough to allow easy access into unit for cleaning.
- A flow control must be installed as close as possible to the underside of the fixture. The flow control must be installed with the vent or (air intake) on the downstream side of the orifice plate. The vent connection is positioned to the top of the flow control fitting and piped upward higher than source of water, or to building vent system.
- It is recommended that a cleanout tee be installed before the flow control to access the flow control orifice and clear debris.
- The cleanout plug should be installed over the outlet of the interceptor.
- The interceptor is to be installed using no-hub couplings.
- Outlet piping should be connected to the sanitary drain, and pipe size should be equal to or larger than the inlet piping. Outlet pipe should also be vented so the interceptor is not siphoned.
- Solid waste should not go into an interceptor. Food grinder waste and other solids should be captured in the sink or by a solids interceptor before reaching the grease interceptor.

Caution: Grease Interceptors are tested and rated using a vented flow control with a properly sized orifice. Failure to use the vented flow control with properly sized orifice that is provided with the unit will result in improper function and performance. This could cause grease to bypass the unit.

WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov
ADVERTENCIA: Cáncer y daño reproductivo - www.P65Warnings.ca.gov
AVERTISSEMENT: Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

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Rev. H
Date: 5/3/2018
C.N. No. 139950
Prod. GT2700 | Form No. JS2



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