

RARE INTOWN ATLANTA DEVELOPMENT OPPORTUNITY!

CLEVELAND AVENUE ASSEMBLAGE with WATER, SEWER & UTILITIES!

*~ 3.5 acres with 220' Frontage & over 600' Depth
Currently Zoned R-1 & R-4 Single Family
Potential Multi-Family / Mixed Use / Commercial*

Location! Location! Location!

Rare Intown Atlanta Development Opportunity – Market to determine pricing.

Potential "Highest / Best Uses": R-4A (Single family; 7500 SF/lot with 50' frontage); R-4B (2800 SF/lot with 40' frontage); R-5 (Duplex), or other higher density configurations including multi-family, mixed use, or commercial.

1.5 miles to Browns Mill Golf Course. Cleveland Ave Elementary School, Cleveland Ave Library and the brand new \$13MM Fire Station 30.

Minutes to Gresham Park, East Atlanta, Kirkwood, Inman Park, Grant Park, Adair Park, Sylvan Hills, East Point, Hapeville and College Park neighborhoods.

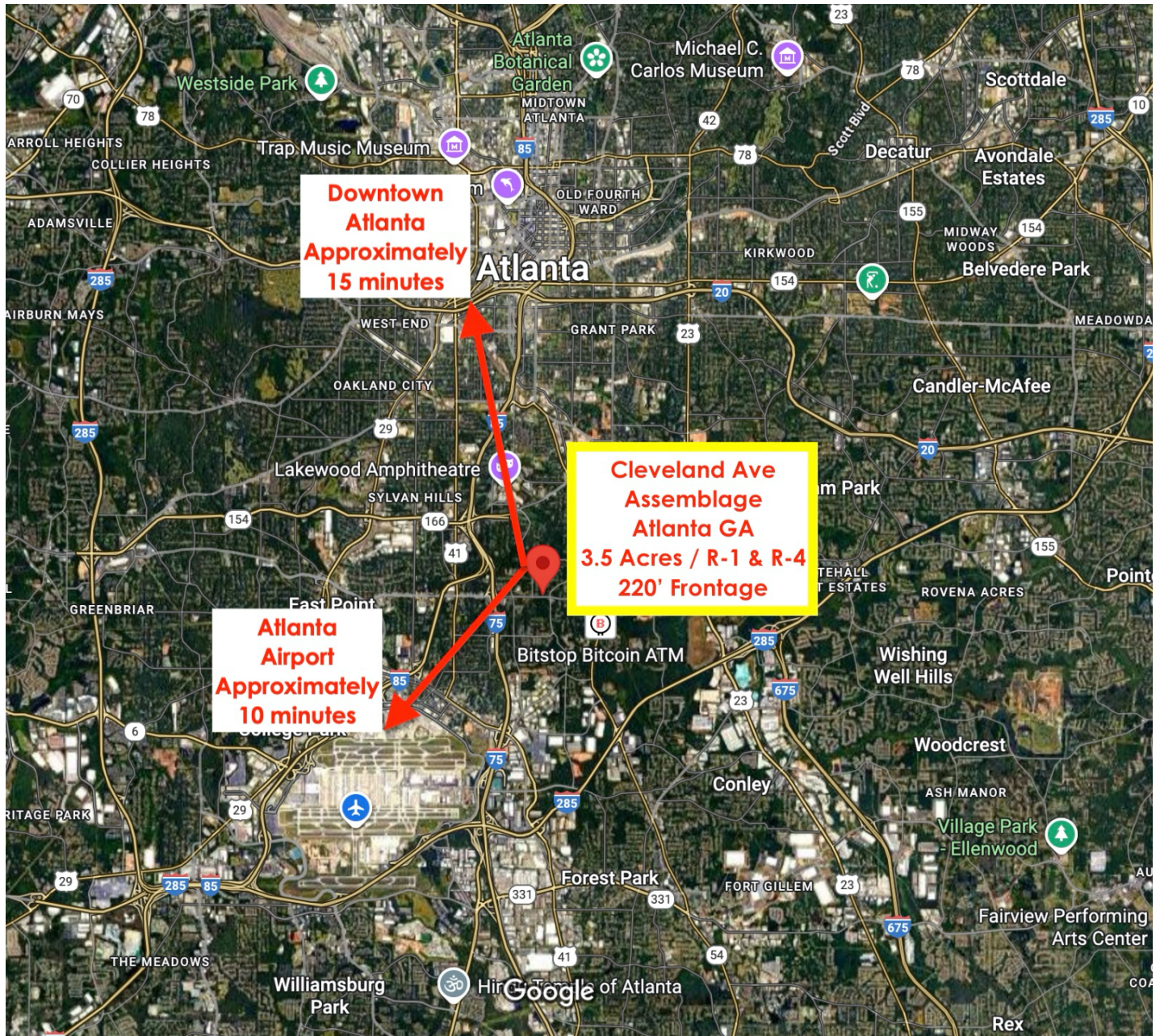


LOCATION

Anil Vaswani • AV@LocationREP.com • 404-723-2645

Real Estate Partners, Inc.

PO Box 13585, Atlanta, GA 30324 • LocationREP.com • 404-875-9552



- Approximately 2 miles to I-75 & I-85
- 5 miles to Hartsfield Jackson Atlanta Airport
- 6 miles to Downtown Atlanta
- 4 miles to Tyler Perry Studios
- 2 miles to Lakewood Amphitheater
- Marta Bus stop across the street

ASSEMBLAGE - CLEVELAND AVE SE, ATLANTA GA



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