



3136 CLAIRMONT RD NE
ATLANTA, GA 30329

**FOR SALE
& LEASE**

4,546 SQFT
OWNER FINANCING AVAILABLE
TI ALLOWANCE

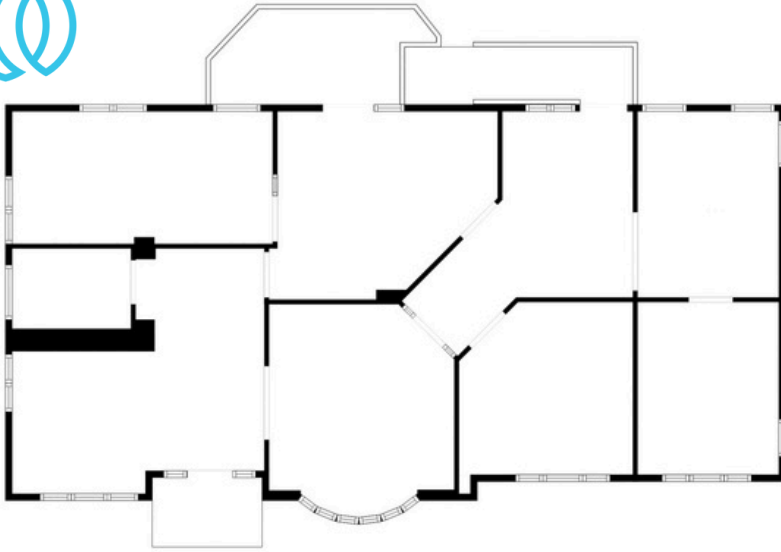
SALE PRICE
\$1,095,000
LEASE PRICE
\$9,500



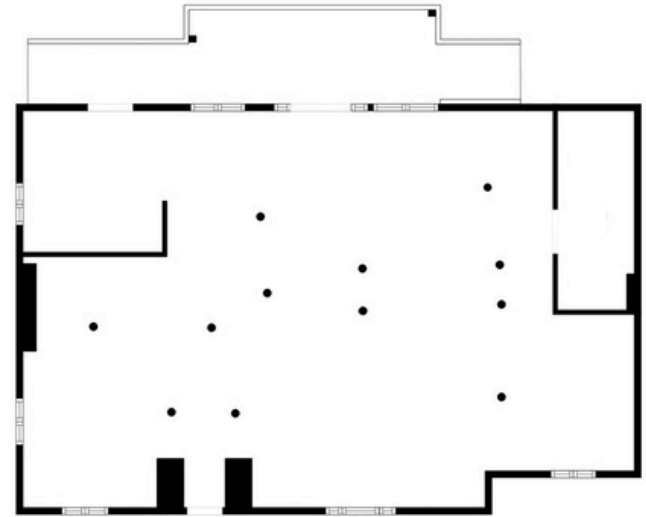
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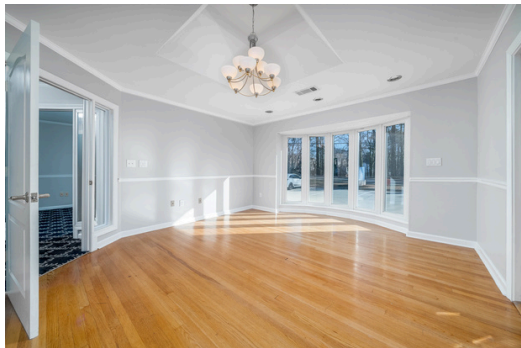


FLOOR 2



FLOOR 1

3136 CLAIRMONT RD NE



SPACE

4,546 sq. ft

- Abundant Natural Light
- Endless potential for any business
- Owner willing to offer TI allowance for long-term tenants
- Onsite parking plus free street parking
- Located on a busy, high-visibility street
- Excellent outdoor space

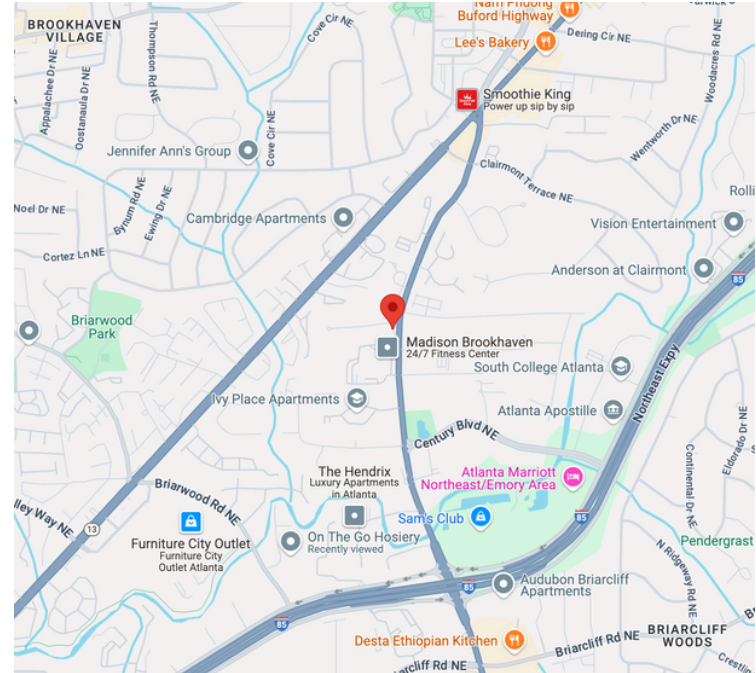
[Click Here for More Photos](#)





LOCATION

- **Close to Dining, Shopping, and Entertainment** – A variety of options are within walking distance.
- **Easy Access to Public Transportation** – Conveniently served by the Brookhaven and Chamblee MARTA stations.
- **Nearby Schools:**
 - Montclair Elementary School – 0.3 miles away
 - Cross Keys High School – 1.4 miles away
 - Sequoyah Middle School – 3.8 miles away
- **Grocery Chain Options Nearby:**
 - Kroger – 0.45 miles away
 - Sam's Club – 0.52 miles away
- **Nearby Hotels & Accommodations:**
 - Extended Stay America Hotel Atlanta - 264 feet away
 - Holiday Inn Express – 0.45 miles away
- **Outdoor & Recreational Spaces:**
 - Century Lake – 0.21 miles away
 - Gables Century Center – 0.26 miles away
- **Convenient Fuel & Transportation Stops:**
 - Shell Gas Station – 0.4 miles away
 - BP Gas Station – 0.53 miles away



With its excellent accessibility, nearby amenities, and vibrant surroundings, this location is ideal for both business and daily convenience.



Investment Highlights

- Vacant 4,561 Rentable SF Office Building – Perfect for Owner/User or Investor with Tenant in Tow
- Convenient Access to Interstate-85 (216,000 AADT)
- Strong Demographics: 320,000 5-Mile Population, \$140,000 5-Mile Average Household Income
- Direct Frontage & Access on Clairmont Rd (28,000 AADT)
- Ideal Location for Professional, Medical or Day-Care Uses
- Seller-Financing Available to Qualified Buyers

PROPERTY FACTS

| | | | |
|--------------------|--|-----------------|-----------|
| Property Type | Office | Building Size | 4,561 SF |
| Building Class | C | Year Built | 1956 |
| Tenancy | Single | Building Height | 2 Stories |
| Typical Floor Size | 2,281 SF | Building FAR | 0.29 |
| Lot Size | 0.36 AC | | |
| Zoning | C3 Commercial Lot - Commercial Office/Industrial | | |
| Parking | 8 Spaces (1.75 Spaces per 1,000 SF Leased) | | |



BLUE LOTUS
REALTY