

# FOR SALE

## DAY CARE/ OFFICE SPACE



### 957 Astor Avenue Forest Park, GA

**3,852 SF | ASKING \$389,000**

Unlock the potential of this well-maintained and versatile C3-zoned commercial property, ideally located in the heart of Forest Park, just minutes from Hartsfield-Jackson Atlanta International Airport.

This property features spacious interiors ideal for office or professional use and sits on nearly an acre of land, offering exceptional flexibility for a variety of business types. The two-level layout provides an excellent opportunity for dual income potential, lease one level while operating your business on the other.



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## PROPERTY HIGHLIGHTS

- **Property Type:** Commercial – Former Licensed Daycare Facility
- **Building Size:** Approx. 3,852 sq ft
- **Lot Size:** Nearly 1 Acre ( $\approx 43,124$  sq ft)
- **Construction:** Four-sided Brick Building
- **Zoning:** Commercial (C3) – Multiple Potential Uses
- **Previous Use:** Licensed Daycare for up to 65 children (including overnight)
- **Accessibility:**
  - Less than 5 minutes to I-285 and Jonesboro Road
  - Convenient access to I-75, Hartsfield-Jackson Atlanta International Airport, and surrounding business corridors
- **Parking:** 12 On-Site Spaces, with potential for expansion
- **Location:** Prominent corner lot in an established neighborhood with good visibility





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