

Properties for Sale

1 3516 Covington Hwy, Decatur, GA 30032



Listing's Link: <https://www.loopnet.com/listing/38857524>

Sale Notes

Can you watch a show or a movie, pause at a particular scene and say - "That was filmed in my building?" Buy this building and you'll be able to do just that. "That building is 'super cool'" - that's how the Appraiser described this building.

Transom windows, wall size exterior glass panels, an abundant use of natural wood, and a soaring atrium bring both drama and wonderment as one walks into the building. Don't let these features confuse you into believing this is a Frank Lloyd Wright influenced building - it's actually categorized as a Late Modernist building. If you're looking for a bright, airy, light filled building with wow factor, this is the one for you.

Originally built in 1982 as the HQ for the Telecommunications Workers of America, this building features two 9844 square foot floors on a spacious 2.1 acres with 40 parking spaces. This majestic beauty was renovated in 2021, which included a new roof and HVAC units. There are multiple offices and conference rooms as well as a huge auditorium that can easily accommodate over a hundred people. We have the floor plans, and happy to share. Just ask.

Conveniently located in central Dekalb and adjacent to rapidly expanding Avondale Estates, it sits 1/2 mile from MARTA's Kensington Station, 1.5 miles to I-285, 1.6 miles to US 278, and 4 miles to I-20 - getting anywhere in the Metro area will be quick and easy. There's also a MARTA bus stop directly in front of the building. Dekalb's Covington Library is right next door and the Social Security's Administrative building is a couple of doors down, so you'll be in great company. Check out all the redevelopment scheduled for MARTA's Kensington Station (<https://sycamore.mysocialpinpoint.com/kensington-master-plan/kensington/>) or download the most recent report.

No sign on property - intentionally. Owner is a non-profit organization that provides educational and therapy services to children and young adults on the spectrum - the nature of their work and their clients, both, are sensitive. Please be cognizant and respectful of this and do not attempt to visit the property or see the building without an appointment. Please contact Broker to schedule all showings; as they will all be escorted and must be scheduled at least 48 hours ahead of time.

Owner will occupy the building until the end of May - Buyer will gain access and possession of building on June 1, 2026. Building will be delivered vacant, and current owner is not interested in a lease back.

Highlights

"Super Cool" Late Modernist style building featuring clerestory windows, wall size exterior glass panels, abundant natural wood, soaring atrium

Built in 1982, and most recently renovated in 2021 - Two 9,844 square foot floors on a spacious 2.1 acres with 40 parking spaces.

New Roof and HVAC Units (2021)

Auditorium seats 100+ people

Located 1/2 mile from MARTA's Kensington Station, 1.5 miles to I-285, 1.6 miles to US 278, and 4 miles to I-20

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Photos





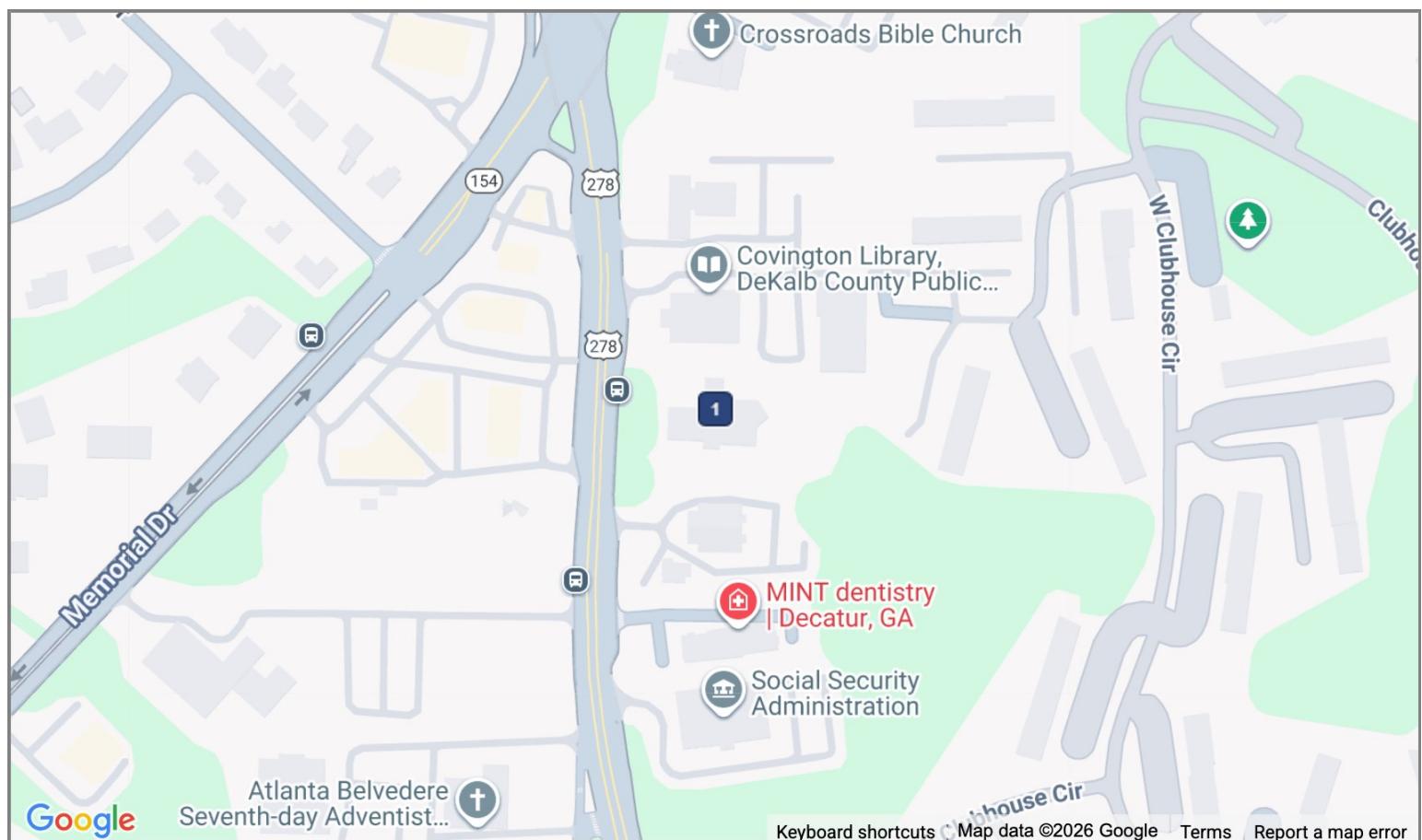








Map



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