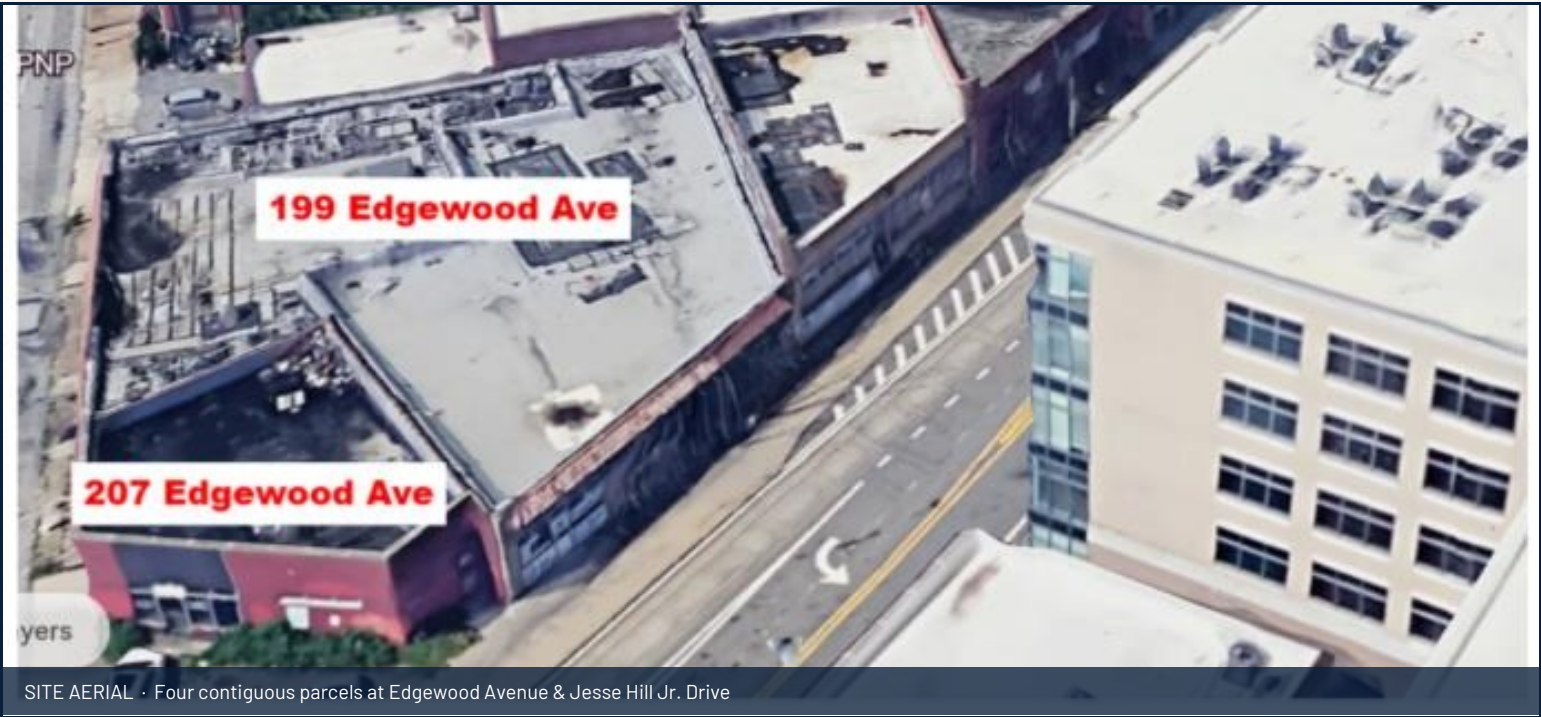


DOWNTOWN PROPERTY ASSEMBLAGE

191-207 Edgewood Avenue | 17 Jesse Hill Jr. Drive | Atlanta, GA

\$4,500,000

ASKING PRICE · BELOW APPRAISAL



0.54 AC

ASSEMBLAGE

21,739 SF

EXISTING BLDGS

4 PARCELS

COMMON OWNERSHIP

\$4.5M

ASKING PRICE

PROPERTY HIGHLIGHTS

- Prime 0.54-acre assemblage in the heart of Downtown Atlanta
- Four contiguous parcels under one owner — Edgewood Holdings LLC
- Strategic frontage on Edgewood Avenue and Jesse Hill Jr. Drive
- Development-ready site with multiple exit strategies
- Existing 21,739 SF of retail/office buildings
- Offered significantly below appraised value

PARCEL SUMMARY

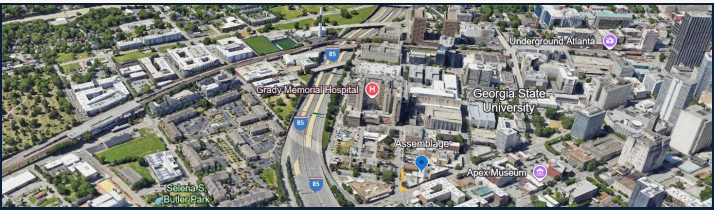
ADDRESS	TAX ID	ACRES	BLDG SF
17 Jesse Hill Jr. Dr	14-0052-0003-0120	0.1363	5,866
191 Edgewood Ave	14-0052-0003-0104	0.1204	5,116
199 Edgewood Ave	14-0052-0003-0146	0.2082	9,068
207 Edgewood Ave	14-0052-0003-0153	0.0660	1,689
TOTAL		0.5309	21,739

LOCATION ADVANTAGES

- Adjacent to Grady Memorial Hospital & Children's Healthcare of Atlanta
- Steps from Atlanta Municipal Market (Sweet Auburn Curb Market)
- One block from I-85 — immediate regional access
- Close to Georgia State University (53,000+ students)
- Easy access to Inman Park, Krog Street Market & the BeltLine
- Surrounded by retail, dining, and cultural destinations

DEVELOPMENT POTENTIAL

Multifamily
Students, hospital staff, professionals
Hotel / Ext. Stay
Visiting faculty, medical travelers
Mixed-Use
Residential over retail or office
Medical / Office
Leverage adjacency to Grady



FOR MORE INFORMATION

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Asking \$4,500,000 · Offered below appraised value