

778 Argonne Ave NE

778 Argonne Ave NE, Atlanta, GA 30308



Presented By:

MLC Properties / Martin Land Company

(404) 815-1997



778 NE Argonne Ave, Atlanta, GA 30308

Property Details

Price: \$1,295,000

Boutique fully renovated apartment building located corner of Argonne Ave & 5th Street in walkable Midtown Atlanta.

- Walking distance to Midtown shops and restaurants and Piedmont Park.
- Turn key + 100% occupancy
- Three 1BR units, One 2BR unit.
- All independently metered for gas and electric
- Washer/Dryer provided each unit
- Off-street parking for four vehicles
- Ample free street parking

View the full listing here: <https://www.loopnet.com/Listing/778-NE-Argonne-Ave-Atlanta-GA/32694109/>

Price:	\$1,295,000
No. Units: Property	4
Type: Property	
Subtype: Apartment	Multifamily
Style: Building	Apartment
Class: Sale Type:	Low Rise
Cap Rate:	C
Lot Size:	Investment
	5.79%
	0.11 AC
Gross Building Area:	3,590 SF
No. Stories:	2
Year Built:	1958
Parking Ratio:	1.11/1,000 SF
Zoning Description:	R5
APN / Parcel ID:	14-0049-0006-038-8

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Unit/Room Mix Information	
Description	No. Units
1+1	3
2+1	1

Rent Roll

Properties: 778 Argonne Avenue - 778 Argonne Avenue Atlanta, GA 30308

Units: Active

As of: 10/29/2025

Include Non-Revenue Units: No

Unit	BD/BA	Status	Rent	Lease From	Lease To
778 Argonne Avenue - 778 Argonne Avenue Atlanta, GA 30308					
778-1	1/1.00	Current	1,995.00	02/10/2023	01/31/2026
778-2	1/1.00	Current	1,950.00	09/03/2025	09/30/2026
778-3	1/1.00	Current	1,795.00	04/25/2025	05/31/2026
778-4	2/1.00	Current	1,995.00	02/05/2025	02/28/2026
4 Units		100.0% Occupied	7,735.00		
Total 4 Units		100.0% Occupied	7,735.00		

COMMERCIAL INCOME ANALYSIS WORKSHEET PRO FORM A

778 Argonne Avenue Pro Forma

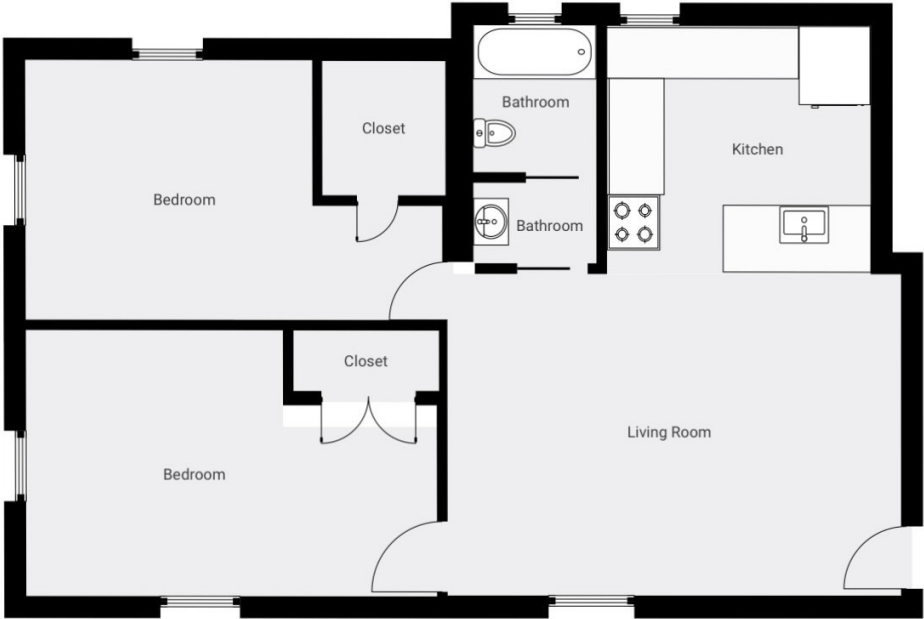
UNIT MIX:	studio:	leaseable units	per month	annual income
	1BR:	3	leaseable units \$1,895	per month \$68,220
	2BR:	1	leaseable units \$2,095	per month \$25,140
	3BR:		leaseable units	per month
	4BR:		leaseable units	per month
TOTAL # UNITS		4	total units	
8				

POTENTIAL GROSS INCOME		\$93,360
Vacancy	5%	\$4,668
Additional Income	+	\$4,995
EFFECTIVE GROSS INCOME		\$93,687
Expenses		\$30,257
NET OPERATING INCOME		\$63,430
Cap Rate (incl. ETR)		4%
INDICATED INCOME VALUE		\$1,585,750
Excess Land	+	
TOTAL REAL ESTATE VALUE		\$1,585,750

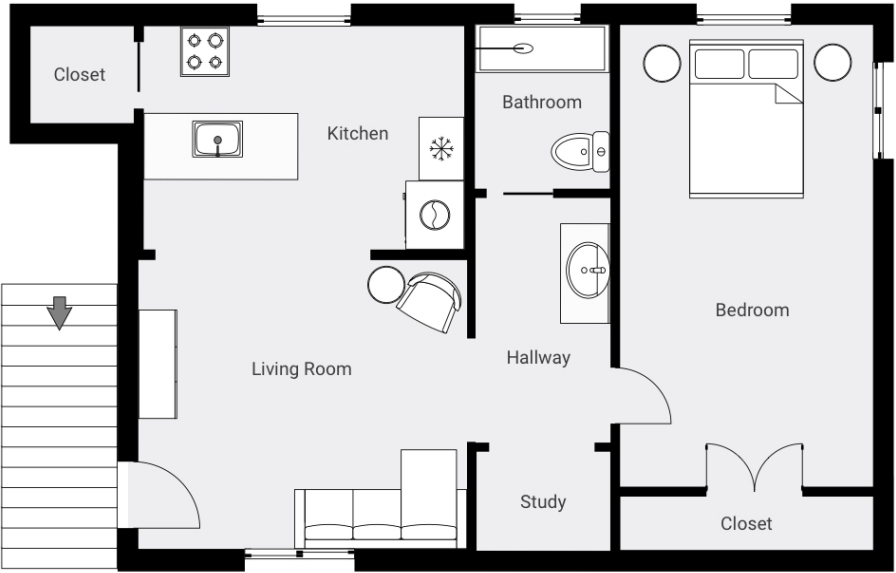
Rounded

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Floor Plans

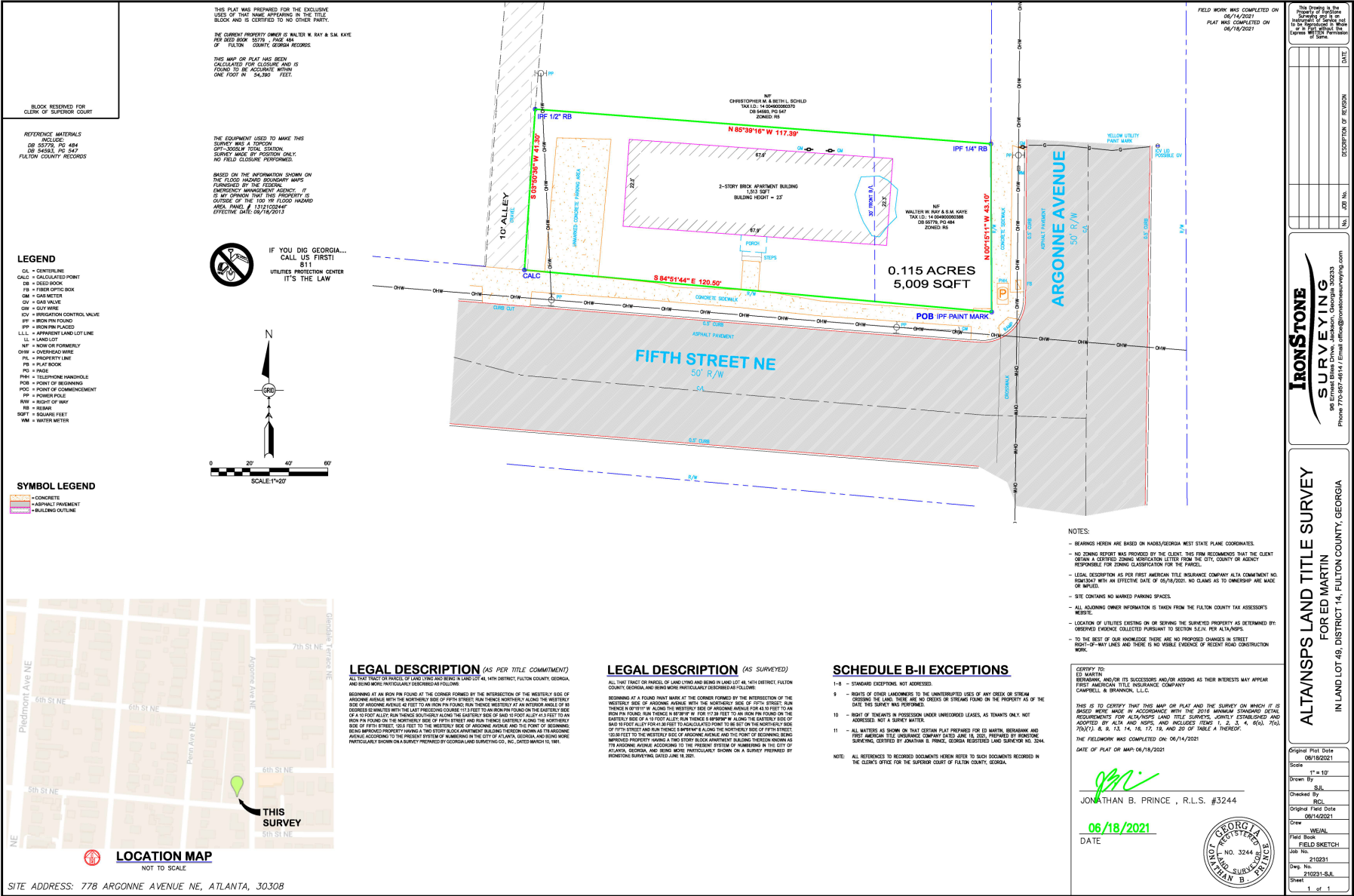


2BR/1BA Unit 3



1BR/1BA Unit 4

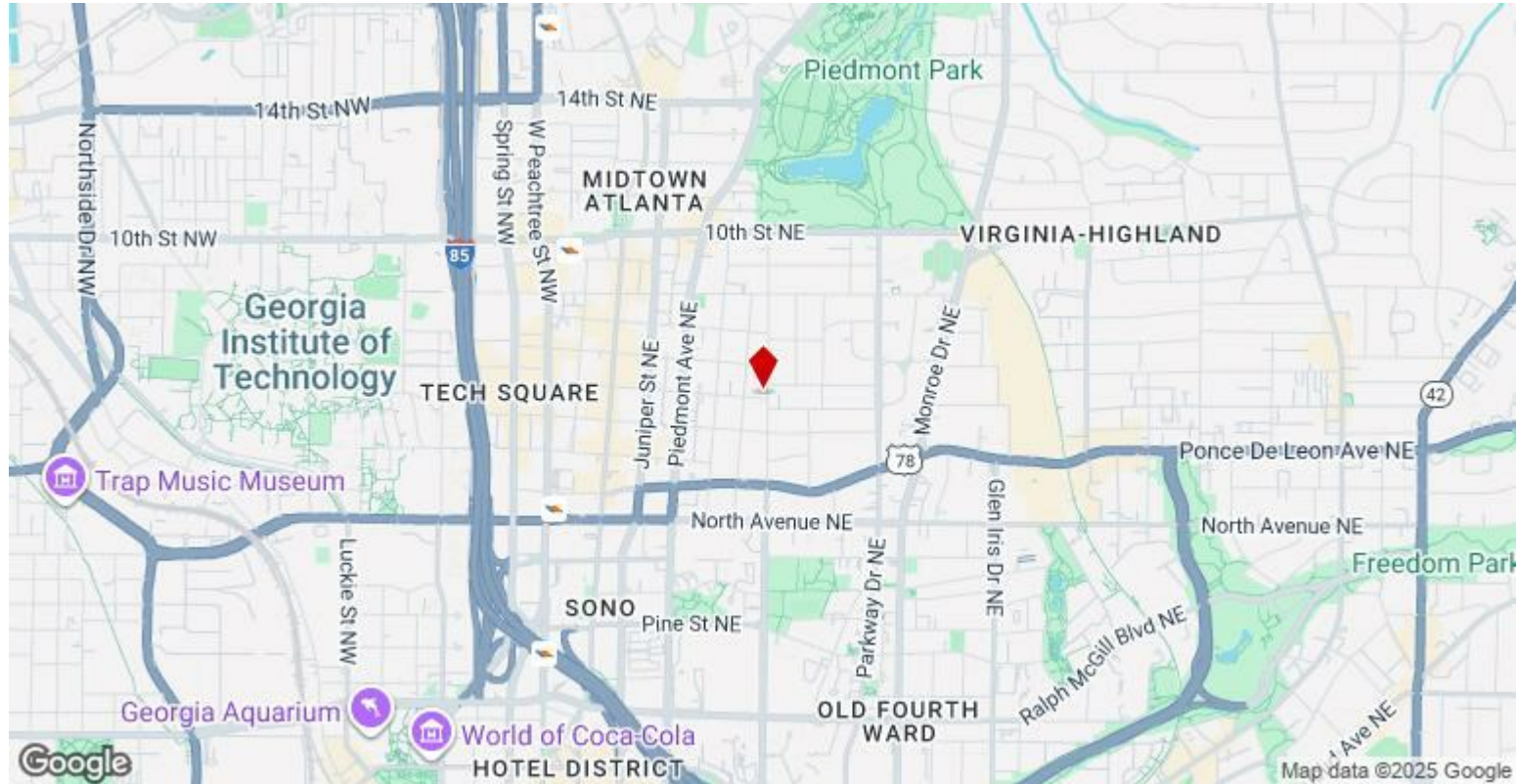
SURVEY



778 NE Argonne Ave

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Location



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Property Photos



Corner of 5th St & Argonne Avenue



Waterfall countertop

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Property Photos



Open concept living room



Bar seating

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Property Photos



Stainless steel appliances



Custom cabinetry

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Property Photos



Large island



Dishwasher

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Property Photos



Hardwood floors throughout



Washer dryer in-unit

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Property Photos



Office nook in hall



Google Fiber Internet

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Property Photos



Interior Photo



Large vanity with drawer storage

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Property Photos



Vanity separate from bathroom



Large mirrored medicine cabinet

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Large sunny bedroom



Interior Photo

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Large Closets with interior lighting



Interior Photo

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4 Off-street parking spots



Edward Martin
emartin921@aol.com

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MLC Properties
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1031 Monroe Dr Ne
Atlanta, GA 30306

