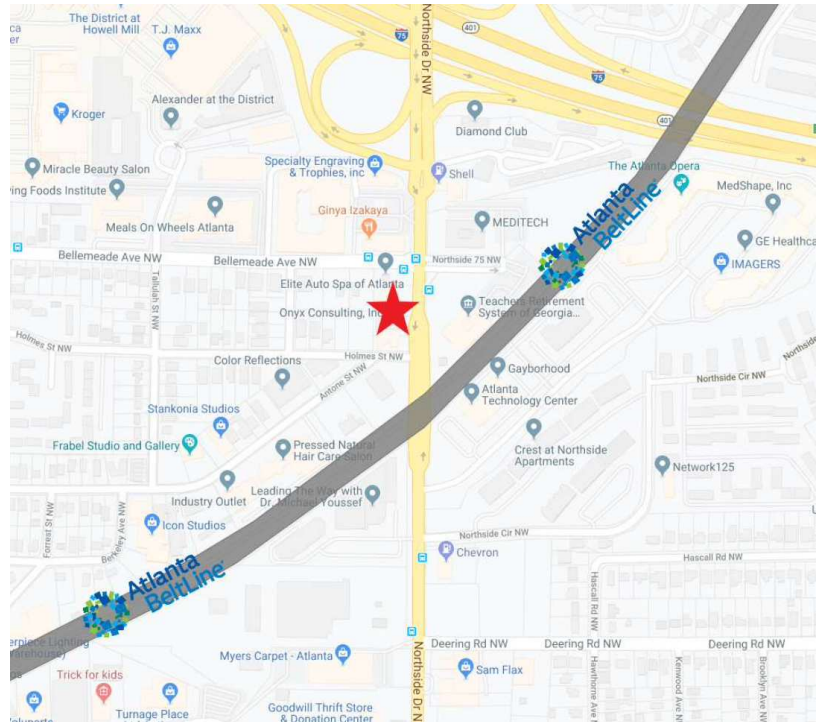


OFFICE FLEX SPACE

1634 NORTHSIDE DRIVE NW | ATLANTA, GA 30318



SALE PRICE

\$1,250,000

OFFERING SUMMARY

Building Size:	3,195 SF
Lot Size:	0.24 Acres
Year Built:	1950
Zoning:	C-2
Traffic Count:	31,500
Price / SF:	\$391.24

PROPERTY OVERVIEW

The subject property is a one story, 3,195 sf +/- brick and block "flex space" building on Northside Drive just a mile north of Atlantic Station and about ¼ mile south of the I-75 and Northside Drive interchange. The subject is about one block from where the proposed northwest section of the Atlanta Beltline crosses over Northside Drive.

The traffic count on Northside Drive south of the property is 31,500 vehicles per day. The traffic count on I-75 just south of the Northside Drive interchange is 224,000 vehicles per day. The 2018 estimated Average Household Income within a one-mile radius of the subject property is \$107,465.

Directions: I-75 to the Northside Drive exit. Turn south on Northside Drive. 1634 will be about 1/4 mile on the right between Bellemeade Ave and Holmes Street just before the CSX railroad bridge.

PROPERTY HIGHLIGHTS

- Paved parking area with eight (8) parking spaces
- Rectangular shaped lot has approx. 10,900 sf
- 73.9 feet of frontage on Northside Drive
- Included in the Atlanta Beltline overlay zoning district
- Concrete floors
- Utilities: cable, electric, gas & water
- Curbs & gutters, sidewalk & street lights
- Annual tax amount: \$8,269 (2024)

FOR MORE INFORMATION

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