

LOFT OFFICE SPACE AVAILABLE SALE

3,675 SF OFFICE CONDO FOR SALE



342 MARIETTA ST, UNITS 2 & 3
ATLANTA, GA 30313

PRESENTED BY:

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The information was obtained from sources we assume are reliable. We do not doubt its accuracy, however we do not guarantee it. No liability is assumed for errors and omissions. Information is subject to changes and withdrawal without notice.

GENERAL INFORMATION

Sales Price: \$795,000.00 ***UNDER APPRAISED VALUE***

GENERAL INFORMATION: The building is an office condominium facility with a total area of 20,758 ± square feet. This classical three-story property is listed on the National Historic Registry. Improvements include a renovated façade (currently under restoration), hardwood floors with heart of pine supports, street frontage and a rooftop deck. The property consists of two combined units located on two floors.

[Click Here to View Video](#)

YEAR BUILT: 1915; Renovated in 2008

ZONING: SPI 1 SA5

SQUARE FOOTAGE: 3,675

CONSTRUCTION: Concrete, brick and wood. The interior finishes include wood floors, exposed brick and concrete

CEILING HEIGHT: Lower Level 9.5', Upper level 12'

SIGNAGE: On building and front door

HVAC: Central HVAC

PARKING: Two spaces. Owner currently has a parking agreement with the Hilton Garden Inn deck across the street

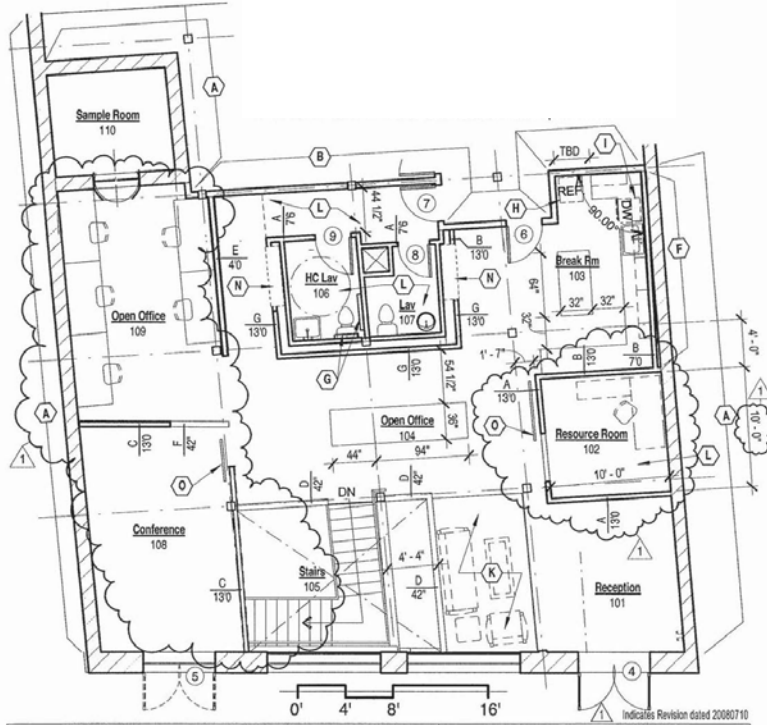
ESTIMATED

OPERATING EXPENSES:

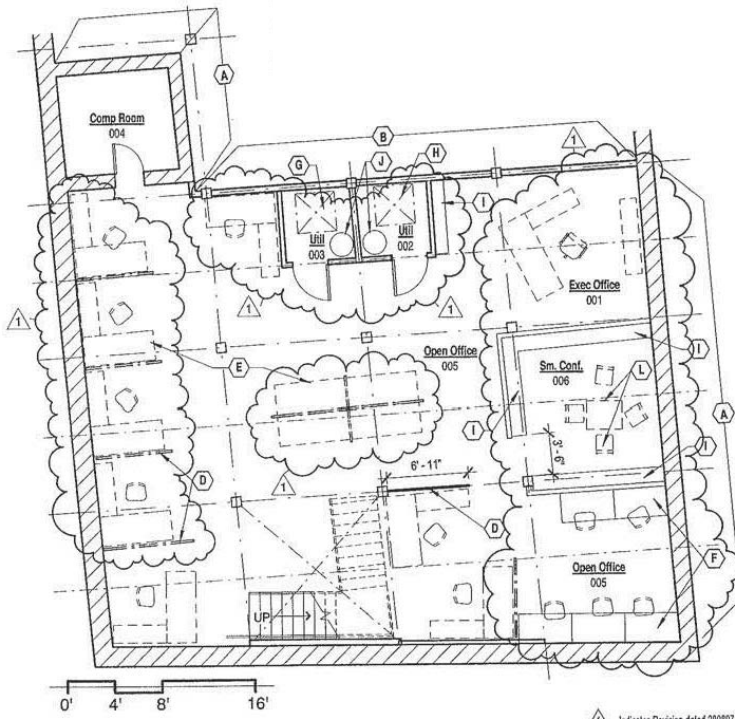
Item	Annual Expense
Utilities	\$6,000.00 (\$500/month)
Taxes	\$6,575.00
Condominium Fees	\$716.00 (includes water & sewer)

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

FLOOR PLAN



Upper Level



Lower Level

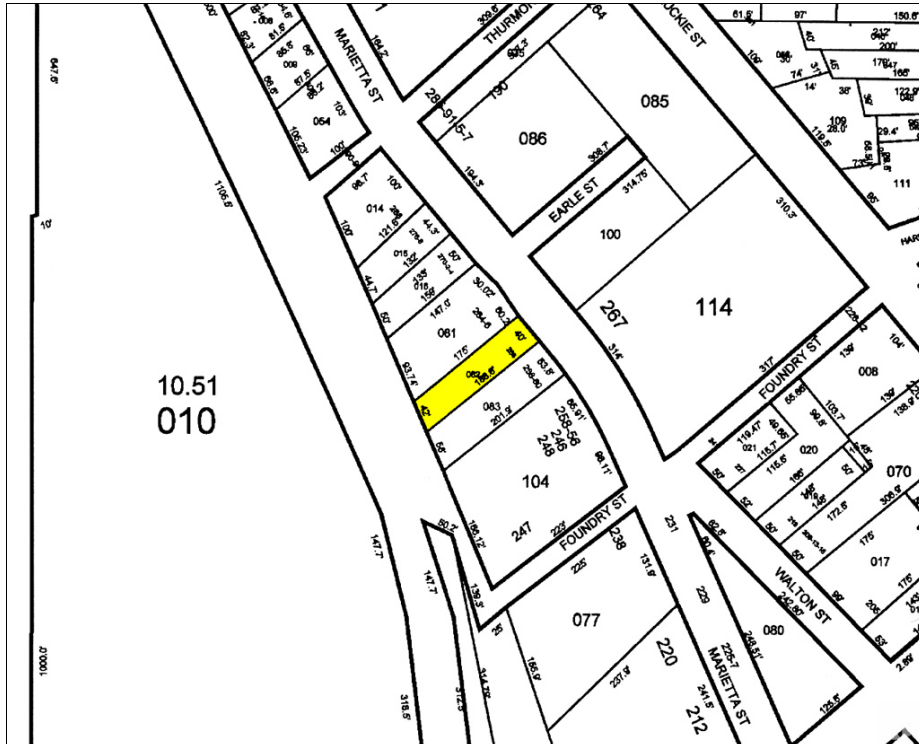
PHOTOS



LOCATION



Map



Plat