

# Exclusive Sale Offering

1,275 SF Office Condominium  
3060 Mercer University Drive  
Suite 100  
Atlanta, GA 30341



# 3060 Mercer University Drive

Suite 100

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**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE

**PROPERTY SUMMARY**

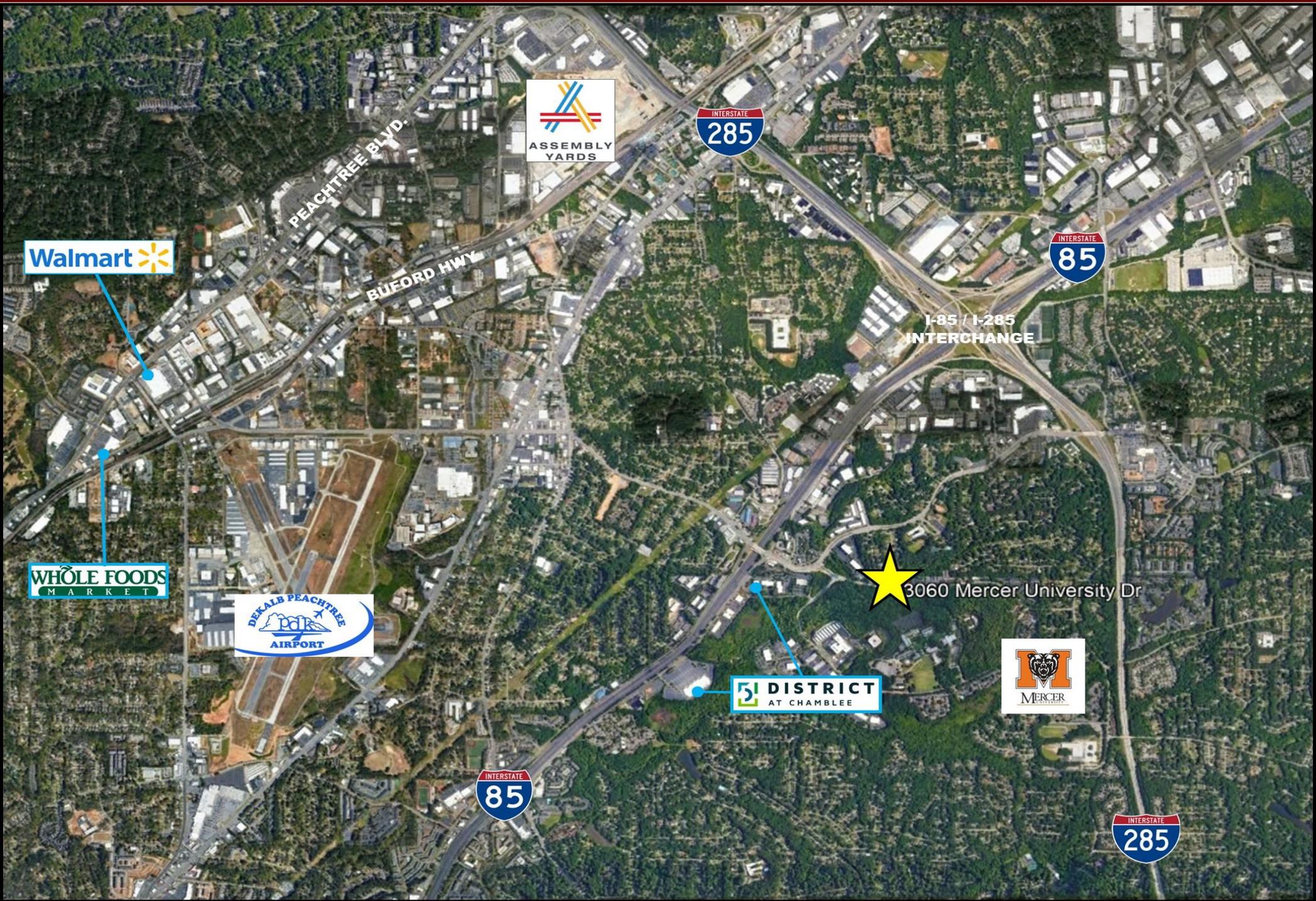
<b>PROPERTY ADDRESS</b>	3060 Mercer University Blvd Atlanta, GA 30341
<b>ZONING</b>	OI, County
<b>SUBMARKET</b>	Chamblee/Doraville
<b>SIZE</b>	1,275 RSF
<b>PARKING</b>	Free and Unreserved
<b>MONTHLY DUES</b>	\$277.91
<b>2020 TAXES</b>	\$1,779.60
<b>SALES PRICE</b>	\$117,500.00

**EXECUTIVE SUMMARY**

Joel & Granot Real Estate is pleased to present this 1,275 RSF office condominium located in in the Chamblee / Doraville Submarket. Conveniently located off Chamblee Tucker Rd and across from Mercer University, Great for a professor or any other University employee that wants to have an office off campus and own real estate in the hot Chamblee market.

The property offers great access to I-85 / I-285 with ample front door parking and a nice woods view.





Walmart

WHOLE FOODS MARKET

DEKALB PEACHTREE AIRPORT

ASSEMBLY YARDS

INTERSTATE 285

INTERSTATE 85

I-85 / I-285 INTERCHANGE

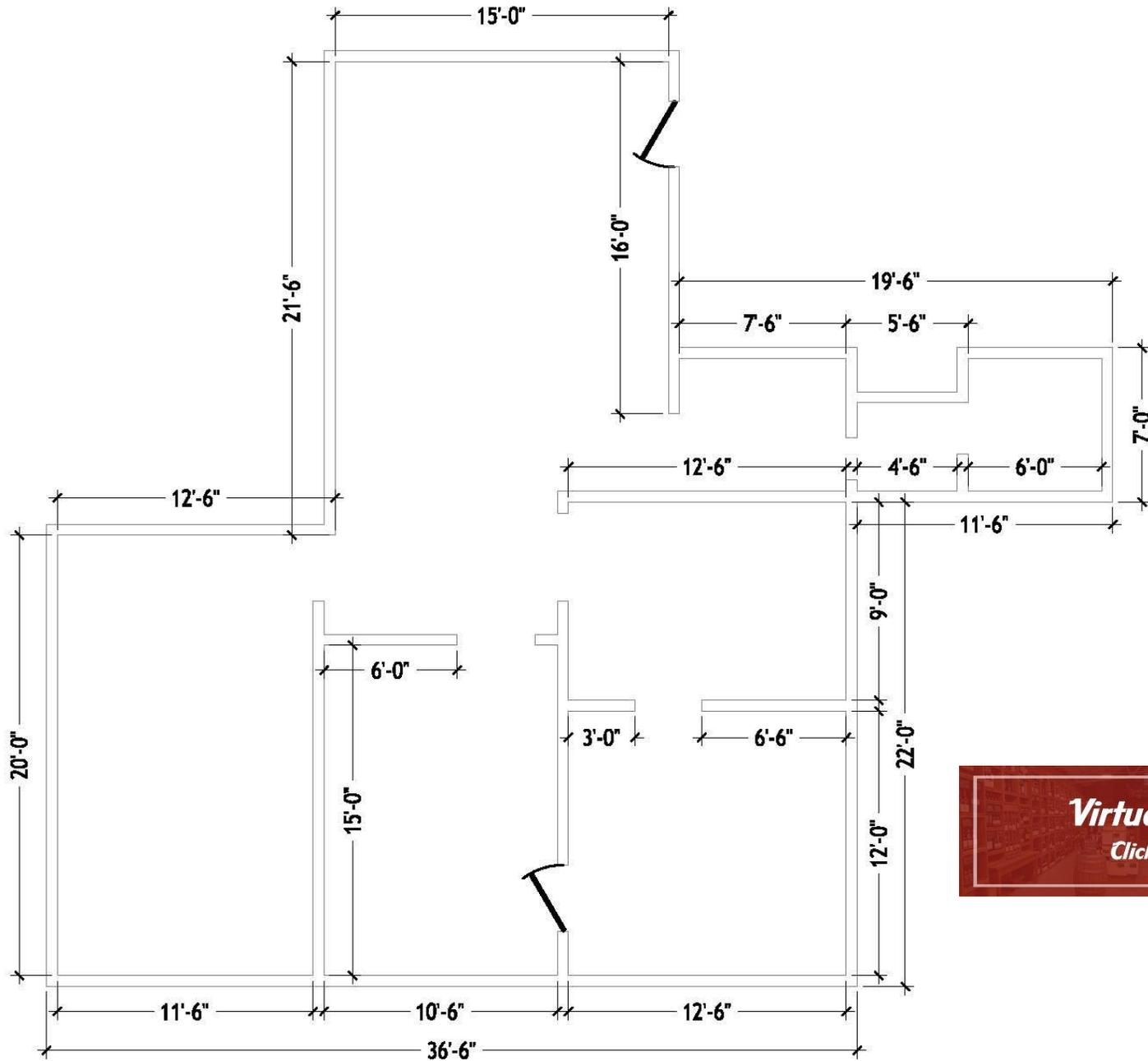
★ 3060 Mercer University Dr

DISTRICT AT CHAMBLEE

MERCER

INTERSTATE 85

INTERSTATE 285



*Virtual Tour*  
[Click Here](#)

2019 Operating Expenses	Annual	Per Square Foot
Condominium Fee	\$3,334.92	\$2.62
Taxes	\$1,779.60	\$1.40
GA Power (Average)	\$1,845.00	\$1.45
Total	\$6,959.52	\$5.47



**Description Of Submitted Property**

I

A parcel of land located in the 18<sup>th</sup> District, Land Lot 266 of DeKalb County, Georgia, as shown on that certain plat recorded in Condominium Plat Book 5, Page 48, DeKalb County, Georgia Records, more particularly described as follows:

From the common corner of Land Lots 265, 266, 283 and 284 thence west along the common line of Land Lots 266 and 283 heading N 89° 41' 29" W a distance of 534.26; to the Point of Beginning; Thence S 0° 18' 31" W a distance of 255.51' to a point on the northerly R/W of Mercer University Drive (previously designated as Flowers Road) (80' R/W); thence S 82° 52' 42" W along said R/W a distance of 165.8' to a point; thence S 82° 52' 24" W along said R/W a distance of 186.63'; Thence westerly along said R/W following the curvature thereof a distance of 253.07' to a point; Thence N 0° 18' 31" E a distance of 299.48' to a point; Thence S 89° 41' 29" E along the common line of Land Lots 266 and 283 a distance of 601.75' to the POINT OF BEGINNING.

Also being more commonly known as Phases I and II of Regent Centre Office Condominium 3060, 3070, 3084, and 3088 Mercer University Drive under the present street numbering system of DeKalb County, Georgia.

II

All that tract or parcel of land lying and being in Land Lot 266 of the 18<sup>th</sup> District of DeKalb County, Georgia, as shown on that certain plat recorded in Condominium Plat Book 5, Page 137, DeKalb County, Georgia Records, more particularly described as follows:

From the common corner of Land Lot 265, 266, 283, and 284 proceed N 89° 41' 29" W along the northern boundary line of Land Lot 266 (southern boundary line of Land Lot 283) a distance of 479.4' to the POINT OF BEGINNING. From the POINT OF BEGINNING proceed S 0° 18' 31" W a distance of 30.00' to a point; proceed thence S 89° 41' 29" E a distance of 120.14' to a point; proceed thence S 0° 18' 15" W a distance of 202.68' to a point on the northern R/W of Mercer University Drive (formerly Flowers Road); proceed thence S 82° 52' 42" W along the northern R/W of Mercer University Drive a distance of 176.5' to a point; proceed thence N 0° 18' 31" E a distance of 255.51' to a point on the northern boundary of Land Lot 266; proceed thence S 89° 41' 29" E along the northern boundary of Land Lot 266 a distance of 54.86' to the POINT OF BEGINNING.

Also being more commonly known as Phases III of Regent Centre Office Condominium 3094 Mercer University Drive under the present street numbering system of DeKalb County, Georgia.

III

All that tract and parcel of land lying and being in Land Lot 266, 18<sup>th</sup> Land District of DeKalb County, Georgia, as shown on that certain plat recorded in Condominium Plat Book 5, Page 137, DeKalb County, Georgia Records, more particularly described as follows:

To find the Point of Beginning, begin at the corner common to Land Lots 283, 284, 265 and 266 and run thence N 89° 41' 29" W along the north line of Land Lot 266 a distance of 157.76'; thence S 0° 18' 15" W a distance of 30.0' to the TRUE POINT OF BEGINNING; running thence S 0° 18' 15" W a distance of 176.40' to a point on the northern R/W of Mercer University Drive (80' R/W); Thence S 82° 52' 42" W along said R/W of Mercer University Drive a distance of 203.21' to a point; Thence N 0° 18' 15" E a distance of 202.68' to a point; thence S 89° 41' 31" E a distance of 201.50' to the TRUE POINT OF BEGINNING.

Also being more commonly known as Phases III of Regent Centre Office Condominium 3104 and 3114 Mercer University Drive under the present street numbering system of DeKalb County, Georgia.



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