



**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE

## **REAL ESTATE INVESTMENT PROPOSAL**

**763-765 Trabert Avenue  
Atlanta, GA 30318**



**Presented By:**

**Dave Smith**

**Phone: (404) 869-2605**

**Email: [dave@joelandgranot.com](mailto:dave@joelandgranot.com)**

**[www.joelandgranot.com](http://www.joelandgranot.com)**

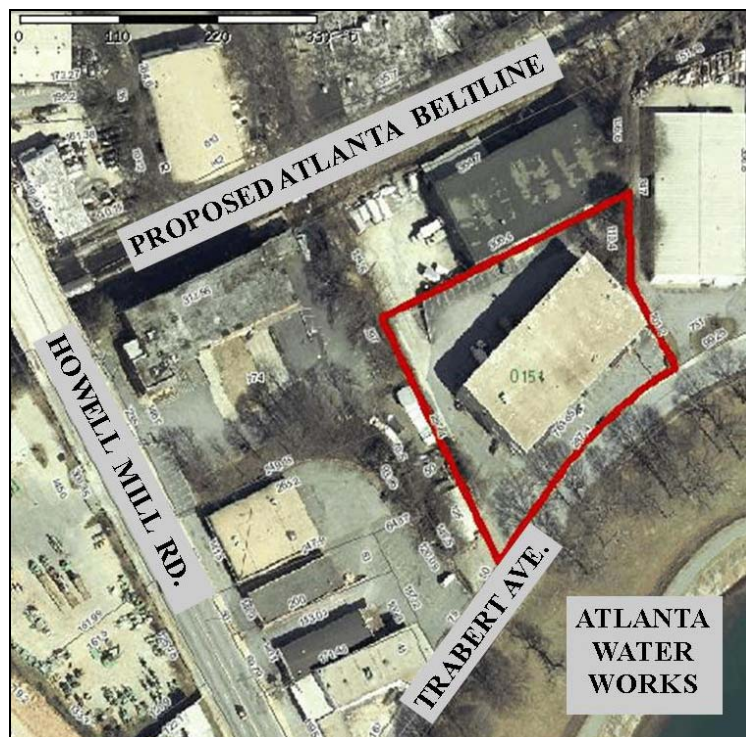


# JOEL & GRANOT

COMMERCIAL REAL ESTATE

## Executive Summary 763-765 Trabert Avenue Atlanta, GA 30318

**Location:** The property is located on the north side of Trabert Avenue just east of the Howell Mill Road intersection. The site is a regular parcel with 287± feet of frontage along Trabert Avenue; 297± feet along the western boundary; 211± feet along the eastern boundary and 307± feet along the rear side. The total site area is 1.4719± acres according to a copy of a legal description obtained from deed records.



**Building:** The building is a flex/office/warehouse facility with a total area of 40,000± square feet. The building was constructed in 1957, and it is a one-story structure with a full basement that opens to ground level in the rear. The building was used as an industrial warehouse for many years. The first floor was converted to loft style office space a number of years ago with the facility undergoing numerous renovations in recent years. Recently, the basement was converted and renovated with some office build-out being put in place (2,500 ± square feet, or an office ratio of 12.5%). Numerous renovations have been completed since being acquired in 1998 at a total cost of about \$625,000, with most occurring within the past four years.



Front of Building



Rear of Building

FOUNDATION:	Reinforced concrete slab and concrete block.
FRAME:	Concrete block.
EXTERIOR WALLS:	Painted Brick Veneer.
FLOORS:	The warehouse floor is a 6" concrete slab with a water barrier, insulation and gravel.
ROOF:	Flat roof over metal decking supported by metal girders. The exposure joists are well suited for loft style space in this area. <b>Roof was replaced in 2009.</b>
DOORS:	Glass front exterior doors leading into the individual suites. The basement space has a total of four overhead glass doors.



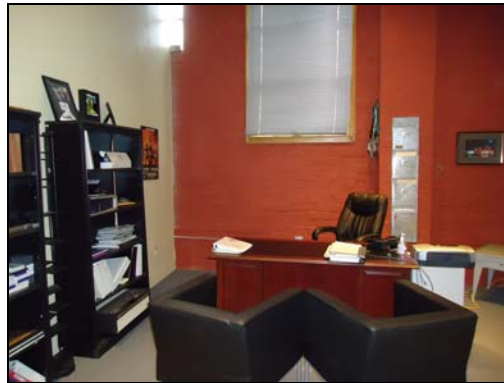
Front Door, Suite A

INTERIOR WALLS:	A mix of exposed brick, painted block and drywall on frame (or metal) studs in the offices and restrooms.
INTERIOR CEILINGS:	Exposed painted metal girders and duct work with some acoustical drop ceiling tiles in the office areas. The basement warehouse has a 20± foot ceiling height with a 14± foot ceiling height on the first floor.



Lower Level Warehouse

**FLOOR COVERING:** A mix of polished concrete, carpets and vinyl tile over a slab sub-floor in the offices and restrooms.



Typical Office



Main Reception, Suite A

**ELECTRICAL:** A mix of fluorescent lighting and suspended lighting with an acceptable number of outlets in the offices. The power is assumed to be ample for facility. Three phase system, 400 AMP at 240 volt.

**PLUMBING:** Copper water pipes connected to the municipal service in the street. Waste pipes connected to the sewer system.

**HEATING/  
AIR CONDITION:** Various Centralized HVAC units and a gas forced heating system in the office, restrooms and showroom.

**SITE  
IMPROVEMENTS:** 20,000± square foot of asphalt paving with 2 parking spaces.

**BUILDING AGE:** Built in 1957 by Max Kuniansky.



1.47 Acres



The site is located within the City of Atlanta, Fulton County. The land is zoned I-2, Heavy Industrial, Beltline Overlay District. Office and office-warehouse uses are permitted under this zoning classification.

- (1) To permit heavy manufacturing in addition to use permitted in I-1 districts
- (2) To create, expand or extend such districts only where there is adequate and direct access to major transportation facilities and where there is minimal conflict with residential districts.
- (3) To permit dwellings or lodging units only as accessory to permitted principal uses. Banks, offices and clinics, professional and personal services establishments, retail establishments, service stations, hotels, repair garages, warehousing, self-storage facilities and distribution centers are just some of the permitted uses under this zoning classification. The setbacks and building requirements are listed in chart form below. There are additional requirements for the Beltline Overlay District; however, most have to do with open areas, sidewalks and landscaping.

**EXHIBIT "A"**

Clerk of Superior  
Fulton County

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 151 of the 17<sup>th</sup> District of Fulton County, Georgia, being more particularly described as follows:

To find the POINT OF BEGINNING, begin at a point on the northwesterly right-of-way line of Trabert Avenue (40-foot right-of-way) at the mitered intersection of said northwesterly right-of-way line of Trabert Avenue with the northeasterly right-of-way line of Howell Mill Road (variable right-of-way at this point) (said point being located northeasterly along the right-of-way line of Trabert Avenue from the point of intersection of said two right-of-way lines if they were extended to form a point); thence running along said right-of-way line of Trabert Avenue North 34 degrees 57 minutes 21 seconds East a distance of 255.09 feet to an Iron pin found (1/2 inch reinforcing rod); thence continuing along said right-of-way line North 34 degrees 45 minutes 52 seconds East a distance of 50.02 feet to an iron pin found at the POINT OF BEGINNING; from said POINT OF BEGINNING, thus established, thence leaving said right-of-way line and running North 25 degrees 08 minutes 38 seconds West a distance of 296.87 feet to a point; thence North 62 degrees 42 minutes 56 seconds East a distance of 308.86 feet to a point; thence South 00 degrees 45 minutes 31 seconds West a distance of 110.40 feet to a point; thence South 27 degrees 02 minutes 28 seconds East a distance of 101.20 feet to an iron pin found (1/2 inch crimped top pipe) located on the northwesterly right-of-way line of Trabert Avenue; thence running along said right-of-way line of Trabert Avenue along the arc of a curve to the left (said curve having a radius of 455.171 feet and being subtended by a chord bearing South 46 degrees 43 minutes 07 seconds West a chord distance of 186.39 feet) an arc distance of 187.72 feet to a point; thence continuing along said right-of-way line South 34 degrees 54 minutes 14 seconds West a distance of 100.00 feet to the iron pin found at the POINT OF BEGINNING; said property containing 1.47187 acres according to ALTA/ACSM Land Title Survey prepared for First American Title Insurance Company, Colonial Bank and Trabert Ave. Properties, LLC, by Watts & Browning Engineers, Inc., V.T. Hammond, Registered Land Surveyor No. 2554, dated September 22, 1998, revised November 2, 1998.

**Estimated Operating Expenses:**

TYPE	PER YEAR
Property Taxes	\$11,111
Property Insurance	\$1,000
Power	\$1,111
Gas	\$1,111
Water/Sewer	\$1,000
Garbage Collection	\$1,000
Property Management	\$1,000
Repairs	\$10,933
Landscaping	\$1,000
Pest Control	\$1,000
<b>Total Operating Expenses</b>	<b>\$40,266</b>

.....

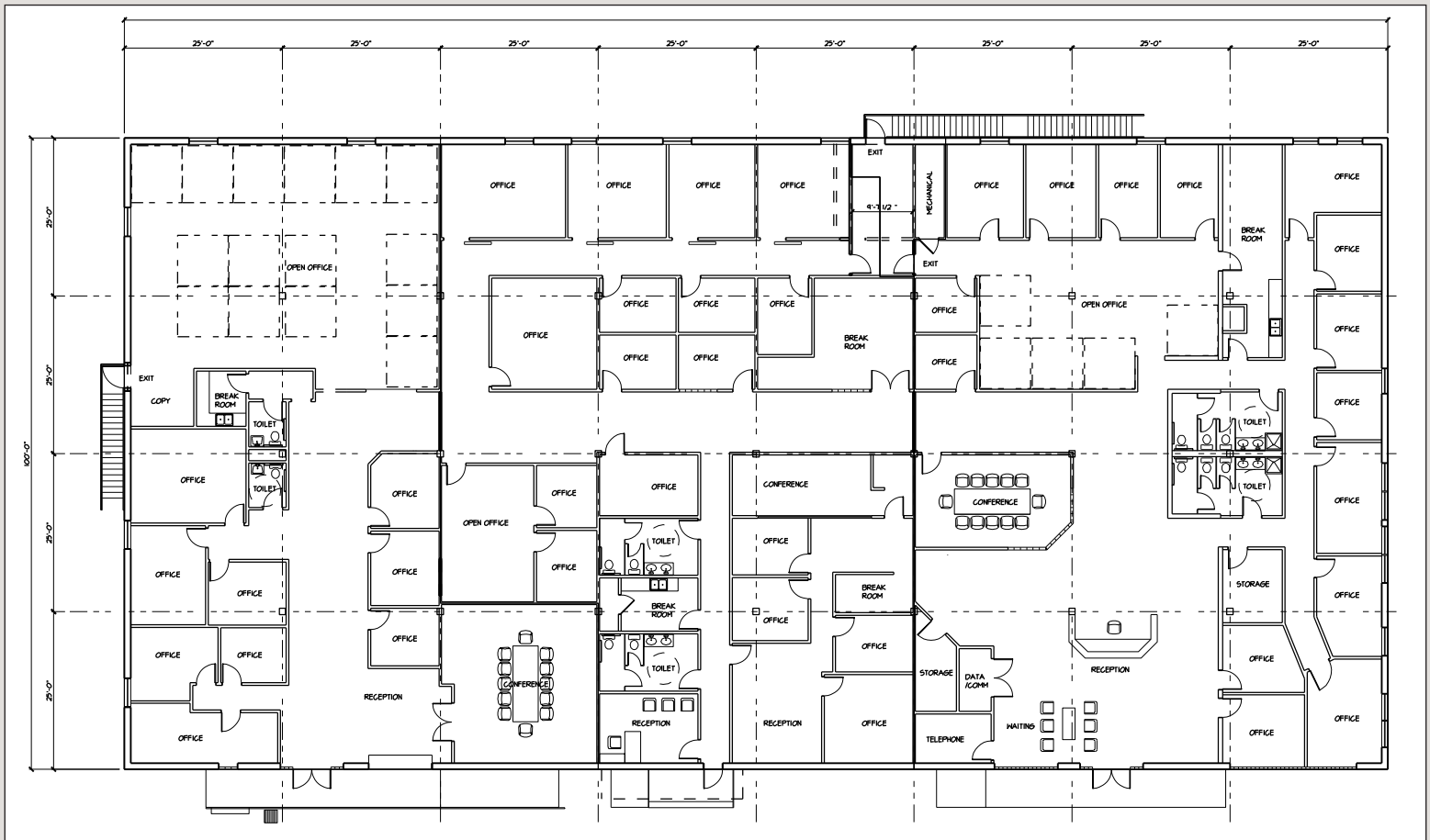
.....75 A F9 A6I FG9A9BH.....fl' ' 2 ( &Y, L

.

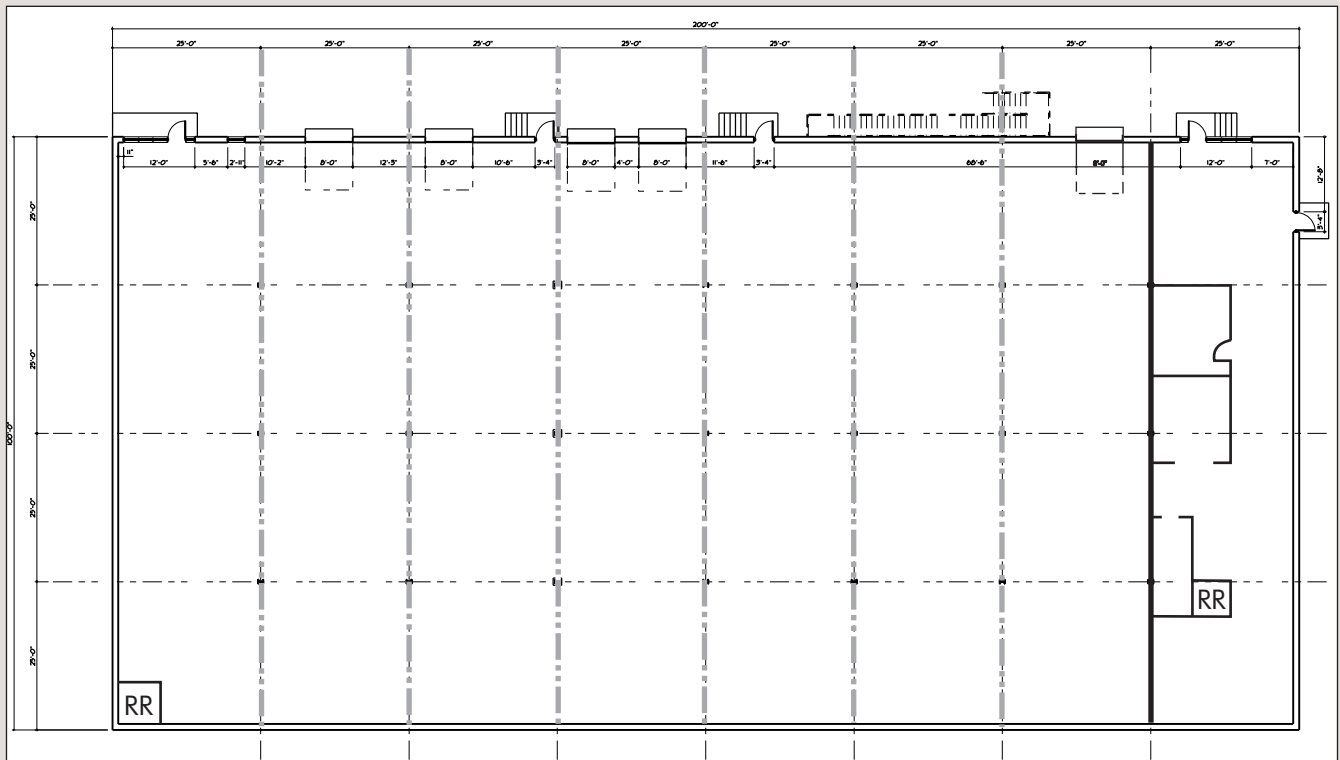
.....HCH5 @.....- +2 ( \* "8/ ..

**Sales Price: \$2,400,000**

# FLOOR PLAN TOP LEVEL



# FLOOR PLAN BOTTOM LEVEL







763 - 765 TRABERT AVENUE  
AERIAL

