



JOEL & GRANOT

COMMERCIAL REAL ESTATE

REAL ESTATE EXECUTIVE SUMMARY

**818 Marietta Street, NW
Atlanta, GA 30318**



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**818 Marietta Street, NW
Atlanta, GA 30318**

**Building
Statistics:**

The site consists of a one-story office/retail/restaurant building containing approximately 4,800 +/- square feet of gross building area including second floor office space. The site contains approximately 0.3853 of an acre or 16,783.67 square feet. The building was constructed in 1956 and renovated in 2001.



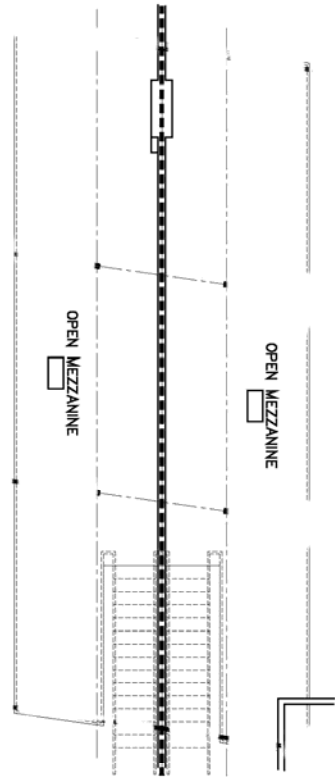
TOTAL BUILDING AREA:	4,800 SF +/-
FOUNDATION/FLOOR:	Poured concrete floor system. Foundation is poured concrete footings and masonry foundation walls.
EXTERIOR WALLS:	The building is constructed from masonry blocks and brick.
ROOF:	Insulated Membrane Roof.
HVAC:	Two, 3 ton heat pump units on the first floor and two, 2 ton heat pump units on the second floor.
INTERIOR FINISH:	Modern loft office with second floor.
EAVE HEIGHT:	18 feet down to 12 feet.
SHAPE:	The shape of the building is rectangular.

Site

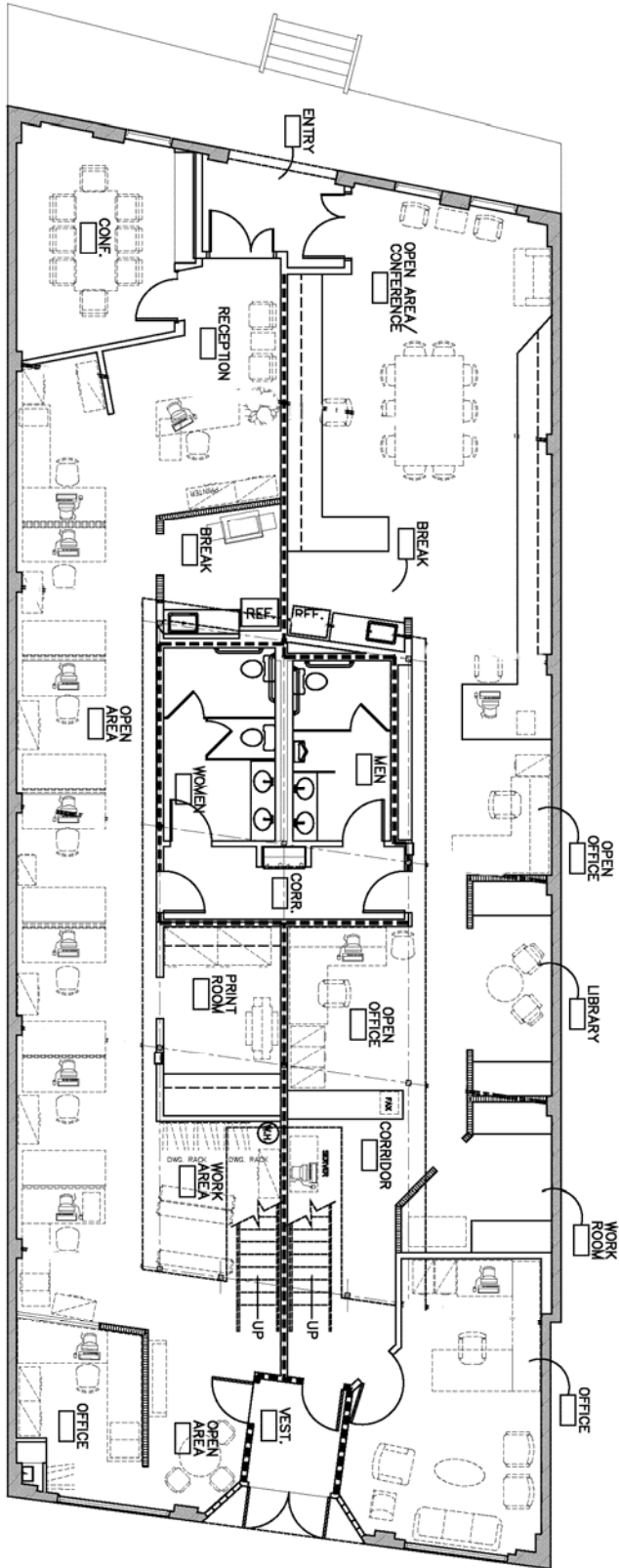
Description:	SIZE AND SHAPE:	The site contains approximately 0.3853 of an acre, or approximately 16,783.67 square feet. It has approximately 40 linear feet along the west side of Marietta Street and approximately 126 linear feet along the east side of Means Street. The shape of the site is square. Overall, the subject site contains adequate size, road frontage, depth, and shape to accommodate a variety of potential development alternatives.
	TOPOGRAPHY AND DRAINAGE:	The topography of the site is noted to be moderately flat and tends to fall below street level with Means Street and tends to follow the contour of Means Street.
	EASEMENTS AND ENCROACHMENTS:	Abandoned city alley as shown on survey.
	UTILITIES:	The subject site has access to public water, sanitary sewer, electrical power, natural gas, and phone/cable service. The available utilities appear to be adequate to accommodate a variety of potential development alternatives.
Land Area:	0.3853 Acre or 16,783 SF	
Zoning:	I-1.	
2011 Taxes:	\$4,515.00	
Price:	\$745,000 (\$155.00/SF)	

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Floor Plan

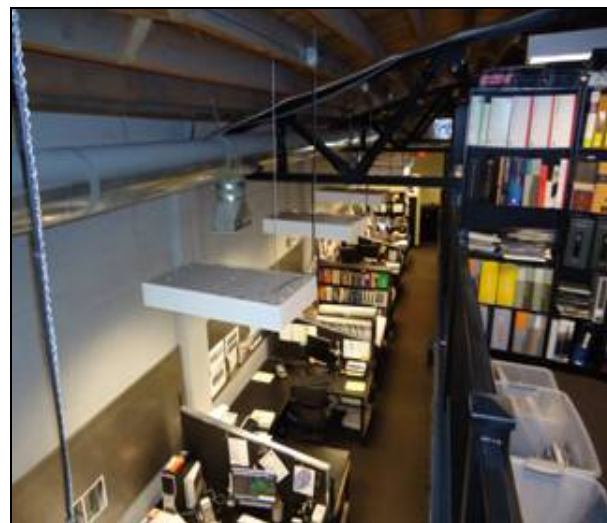


02 MEZZANINE PLAN

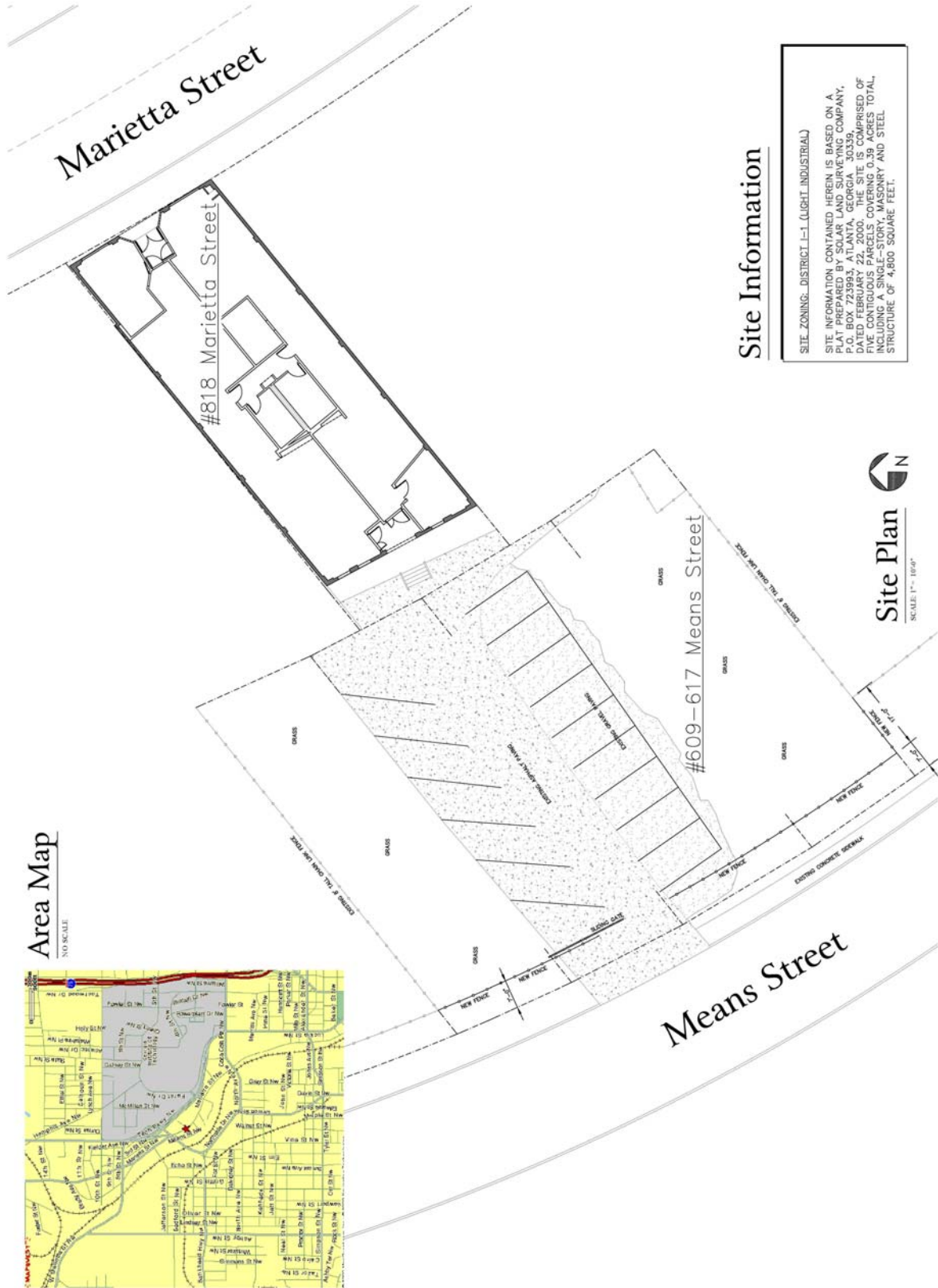


01 FIRST FLOOR PLAN

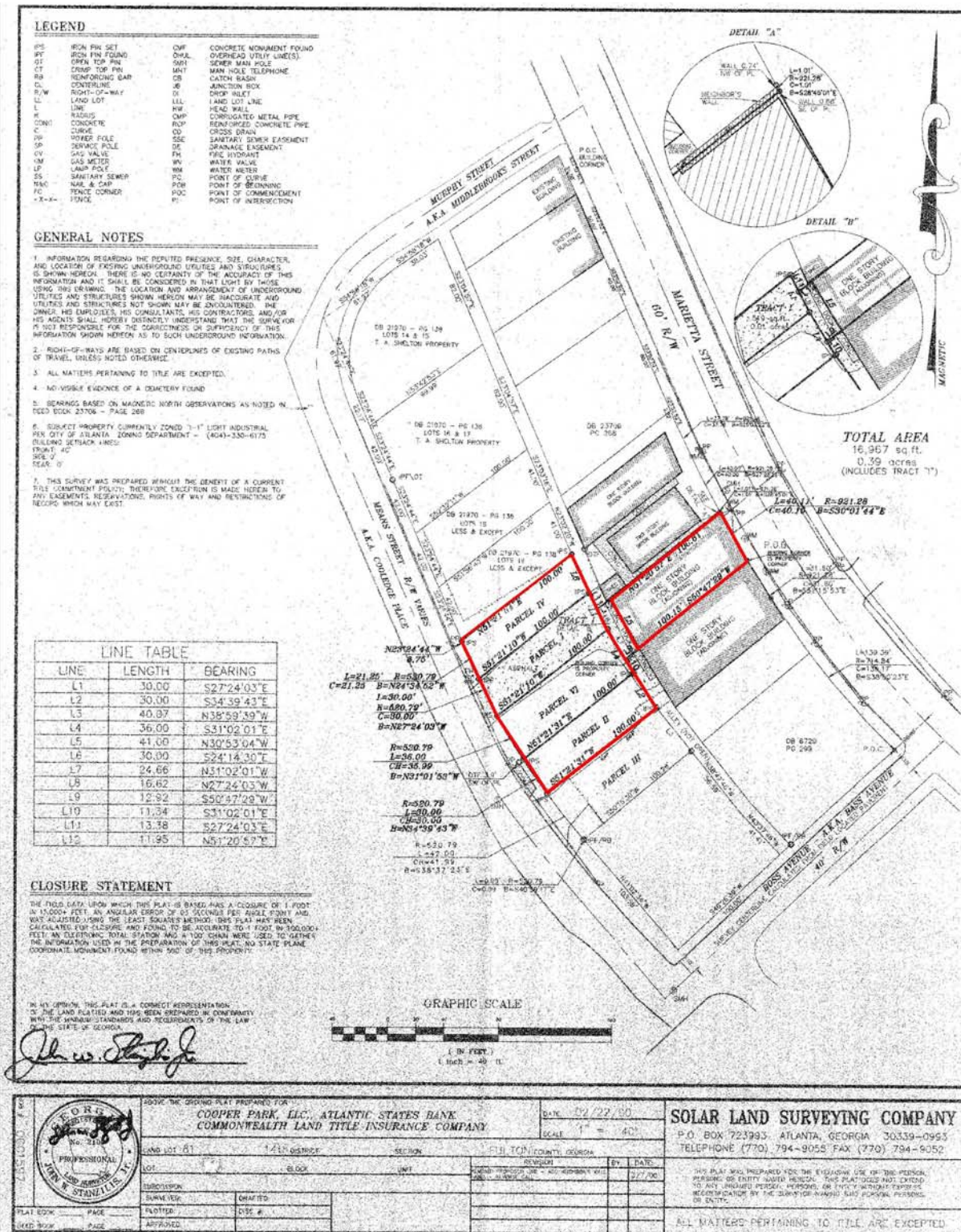
Photos



Site Plan



Survey



Aerial

