

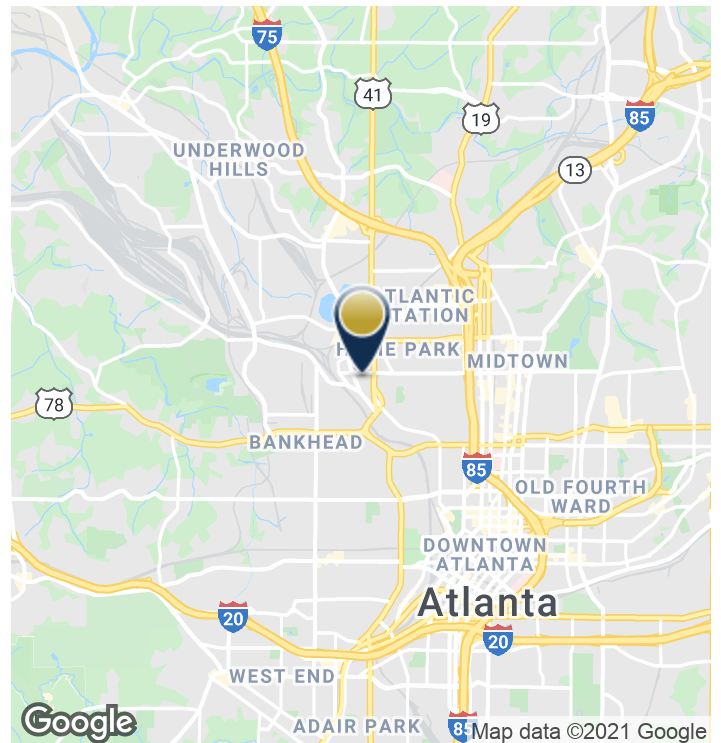


### PROPERTY HIGHLIGHTS

- 3 unit live-work space available in West Midtown
- Offered for sale at \$825,000
- 3,375 SF total (3,000 SF + 375 SF loft space)
- Zoned C-2
- Long-term, below-market, month-to-month tenant occupying 1,155 SF (Suite C)
- Units A & B are currently vacant
- All units separately metered for utilities
- 6 off-street parking spaces plus free street parking available

### LOCATION OVERVIEW

Excellent location between Howell Mill Road (1 block) and Northside Drive (2 blocks) & one mile to I-85 and Midtown. Short walk to some of Atlanta's best restaurants, retail and nightlife and ± 0.5 mile walk to Georgia Tech.



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# WEST MIDTOWN MULTIFAMILY OPPORTUNITY | 3,375 SF

## 961 IMAGE AVENUE ATLANTA, GA 30318

FOR SALE

### DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	4,159	23,876	57,539
Total Population:	20,940	67,904	138,856
Average HH Income:	\$58,633	\$70,633	\$76,010

\*Data derived from ESRI



### IN THE AREA



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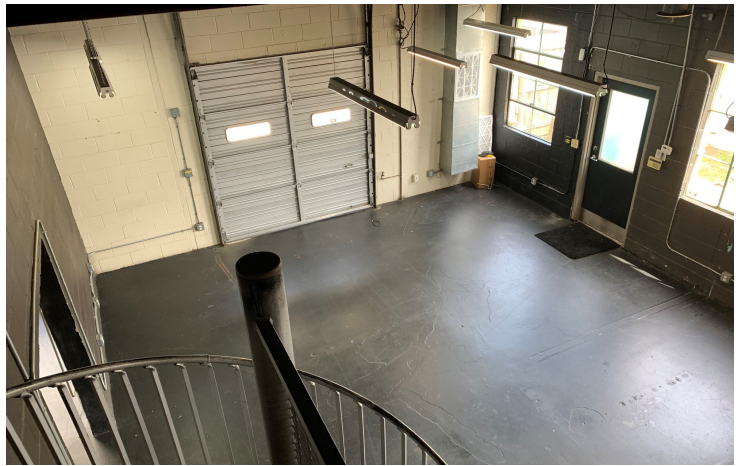
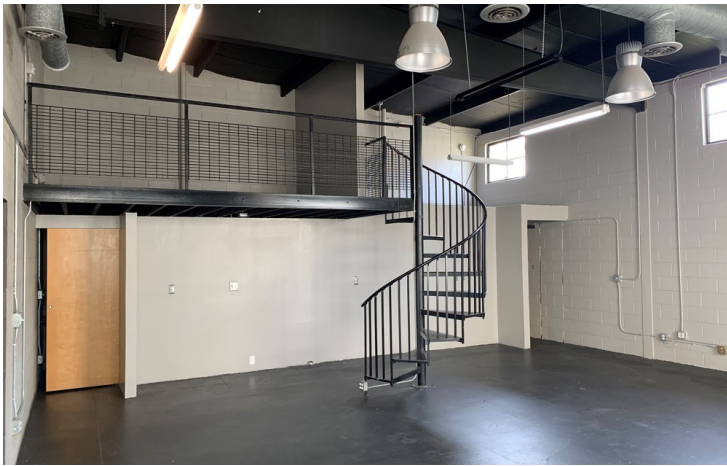
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WEST MIDTOWN MULTIFAMILY OPPORTUNITY | 3,375 SF | Georgia | 2 of 3

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