

FOR SALE

206 Edgewood Ave SE, Atlanta, GA 30303



OAKHURST
REALTY
PARTNERS

4,722 SF Building - Downtown Atlanta - \$1,900,000

Ideal investor or owner operator opportunity



For more information, please contact: Todd Semrau | tsemrau@oakrep.com | (404) 371-4100

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Highlights

A fully renovated two-story building prominently located on Edgewood Avenue and in the heart of Downtown Atlanta's Sweet Auburn District. 206 Edgewood Avenue sits across the street from the historic Municipal Farmer's Market and is steps away from the Georgia State University campus and the Grady Hospital complex. This area features heavy pedestrian traffic and student activity with a walk score of 96 and daytime population of 28,567. Atlanta's Streetcar rolls past this site transporting passenger to points downtown.

Property Features

- » Fully renovated building with all new systems
- » Zoned Commercial - Martin Luther King Jr. Landmark District - allows for multiple commercial and residential uses
- » Turnkey co-working/office studio - 3,400 SF
- » 2nd gen restaurant space - 1,200 SF
- » Sweet Auburn Streetcar Station across the street
- » Easy Access to I-75/I-85 Downtown Connector
- » Heavy pedestrian traffic - high Walk Score of 96
- » Three blocks from the Edgewood Restaurant and Entertainment District



2nd Floor Co-Working Space - Kitchenette, office cubbies, telephone room, private office and conference room



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VIRTUAL
TOUR



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Interior Restaurant Photo



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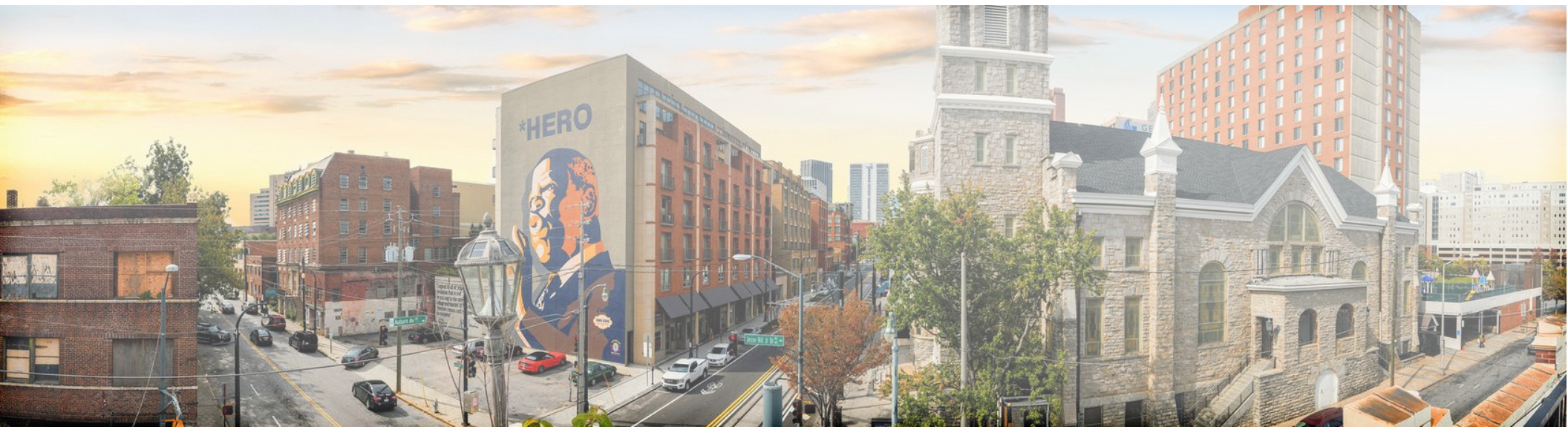


Edgewood Avenue

When you think about Atlanta nightlife, one destination always comes to mind – Edgewood Avenue. The vibe. The culture. This storied strip is a melting pot of excitement, and with a surge of bars and music venues setting up shop in Old Fourth Ward on Atlanta’s Eastside, Edgewood has become an essential part of the ATL experience.

Sweet Auburn

Located just east of Downtown Atlanta, the Sweet Auburn district is steeped in history. Famously the birthplace of civil rights pioneer Dr. Martin Luther King Jr., Sweet Auburn is the best place on Earth to connect with his enduring legacy. Not only does the Martin Luther King Jr. National Historic Site engage visitors with an interactive center that explores King’s extensive legacy, in Sweet Auburn, you can even tour King’s birth home, as well as Ebenezer Baptist Church; the burial sites of King and his wife, Coretta Scott King; and the International Walk of Fame - an interactive memorial made of shoe prints from influential civil rights activists.



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Progress in the Works

A series of big changes are coming to this block of Edgewood including a new mixed-use development featuring apartments and commercial retail space. In addition, two historic buildings are set for complete renovations along Auburn Avenue, including the Butler YMCA.



Demographics - Within 3 Miles



210,855

Population



12,972

Companies



330,871

Employees



68%

Have a Bachelor's Degree
or Higher



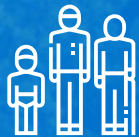
103,754

Households



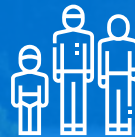
\$141,441

Average Household Income



32.5

Average Age



28,567

Daytime Population



96

Walk Score
(Walker's Paradise)

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