

REAL ESTATE INVESTMENT PROPOSAL

325 S. Atlanta St. Roswell, GA 30075







Presented By:

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COMMERCIAL REAL ESTATE

Executive Summary 325 South Atlanta Street Roswell, GA 30075

Location:

The property is located on the East side of South Atlanta St. just south of Historic Roswell and backs up to the Chattahoochee River National Recreation Area. The site has $147\pm$ feet of frontage along S. Atlanta Street; $425\pm$ feet along the south boundary and $53\pm$ feet along the eastern boundary. The total site area is 0.75 acres.



Buildings:

The subject property consists of 3 buildings that total an approximate 7,629 SF of retail/office/warehouse structures located on approximately 32,000 SF of land.

Building A:

The structure is approximately 1,344 SF of retail/office space that includes 100 SF of storage on the lower level, as well as a \pm -500 SF outside patio with gazebo.

Building A is currently unoccupied.





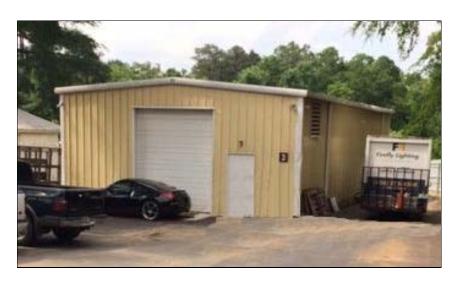
Building B: This building is approximately 3,000 SF of office/warehouse live/work space (split into office on the first floor and warehouse in the basement and a one bedroom apartment on the top floor that is approximately an additional 1,000 SF.

Building B is occupied by a Doggy Day Care that is currently on a month to month Lease.

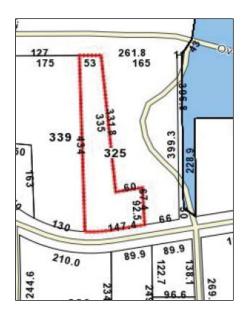


Building C: This structure is a 2,250 SF metal, unconditioned warehouse.

Building C is occupied by a Landscape Architecture and Maintenance company who is month to month.



Land Area: 0.75 Acres



Zoning: The site is located within the City of Roswell, Fulton County. The land is zoned C-1, The intent of establishing the C-1 Commercial Zoning District is attached.

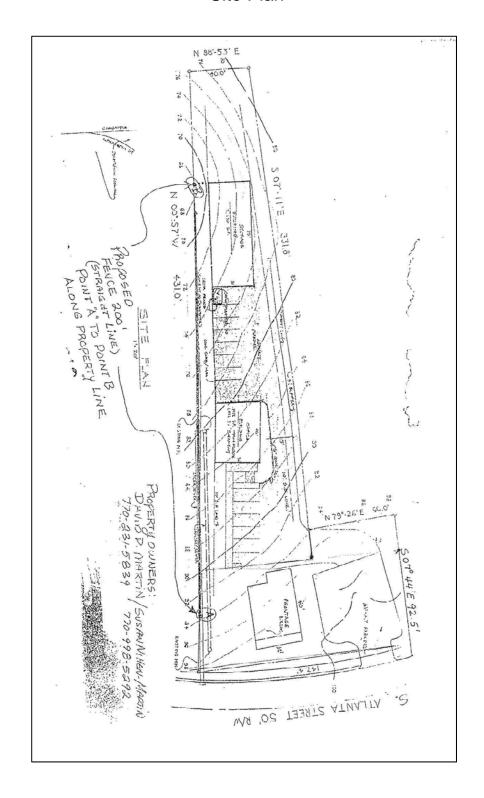
Estimated Operating Expenses:

CAM	2012	2013	2014 Estimated
Landscaping	1,165.00	960.00	960.00
Repairs & Maintenance	1,429.83	2,268.50	2,400.00
Property Insurance	3,886.00	3,112.19	3,072.00
Property Taxes	9,570.00	9,531.14	9,482.00
TOTAL	\$16,050.83	\$15,871.83	\$15,914.00

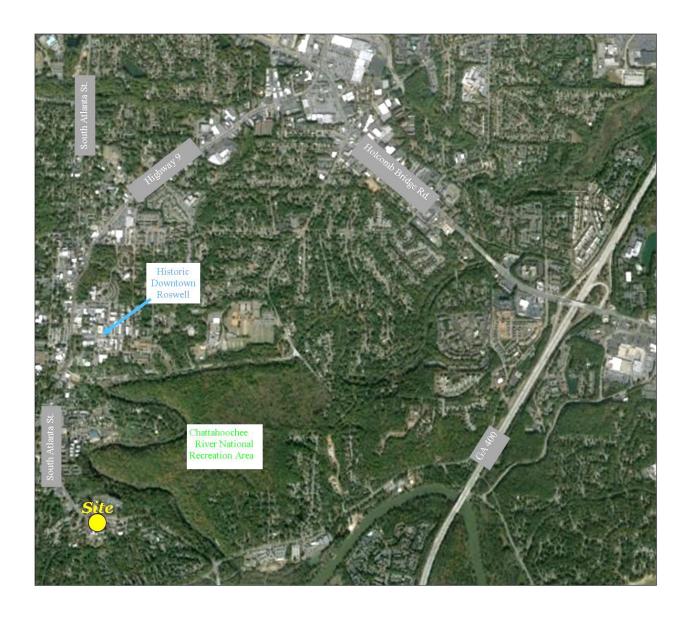
Sales Price: \$745,000

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

Site Plan



Aerial



C-1 District -Existing Commercial Zoning District: Conversion

OVERVIEW

The existing Commercial zoning districts will all be changing. These zoning districts will be remapped across the city to the new Unified Development Code districts.

PERMITTED USES

The following table provides an overview of common permitted uses in each district.

Use (continued on next	Current	Unified Development Code										
page)	C-1	C-2	C-3	DX	DS	DH	PV	NX	СХ	SH	СС	СН
Accessory uses and												
structures not otherwise												
listed in this table,												
determined by the Zoning	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Director to be normally												
incidental to one or more												
permitted principal uses												
Adult businesses	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Adult care center	P	Р	Р	P	Х	L	Р	Р	Р	Х	Р	Р
Animal hospitals and												
veterinary clinics	X	Х	С	Р	х	Х	Р	Р	Р	х	Р	Р
Automobile sales							Х					
establishments	X	Х	Р	X	Х	Х	×	Х	Х	Х	L	L
Automobile service	v		-				v					
establishments	х	×	Р	X	х	Х	Х	х	L	х	L	L
Bed and Breakfast Inns	P	С	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Big box retail, new												
buildings	X	х	Р	х	х	х	х	х	Х	х	х	Х
Boutique hotel	P	х	Р	Р	Р	х	Р	С	P	Р	Р	P
Business service establishments, not	P	Р	Р	P		Р	Р	=	15			

exceeding 2,500 square		T	1		Р			Р	Р	Р	Р	Р
feet of gross floor area					200				3.5			
Business service							_					-
establishments, of more		Deve	gen	172		945	1954					
than 2,500 square feet of	P	С	P	Р	Р	Р	Р	Р	Р	Р	Р	Р
gross floor area												
Car washes	X	X	С	Х	Х	Х	Х	Х	Х	Х	L	L
(Cemeteries)	(C)	С	Р	L	х	Х	L	Х	L	Х	L	L
Check cashing												
establishment	Х	X	P	Х	х	х	L	х	Х	х	L	L
Churches, temples,												
synagogues, and places of												
worship, including	P	Р	Р	Р	х	Х	Р	Х	Р	х	Р	Р
cemeteries as accessory												
uses												
Clinics	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Club or lodge, nonprofit,					\vdash							
sponsored by a civic or	P	Р	Р	Р	х	Р	Р	Р	Р	х	Р	Р
similar organization												
Colleges and universities	(C)	С	Р	Р	Х	Х	Р	Х	Р	Х	Р	Р
Commercial recreational	P	×	Р				Р					
facility, indoor	•	_ ^	"	Р	Х	Р	Ρ.	Х	Р	х	Р	Р
Commercial recreational	х	х	С				С					
facility, outdoor	^	^		С	Х	Х	C	Х	С	Х	С	Р
Communication towers												
and antennas pursuant to	X	X	Р	Х	X	Х	Х	Х	Х	Х	Х	L
ordinance												
Conservation areas	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Contractor's												
establishments, including	C	Х	Р	Х	Х	Х	Х	Х	Х	Х	Х	L
cabinet shops												
Convenience stores	P	Р	Р				Р					
without pumps		193		Р	Р	Р	181	Р	Р	Р	Р	Р
Convenience stores with	X	×	Р									
fuel pumps				С	Х	Х	L	Х	L	Х	L	L
Cottage industries	P	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Day care centers serving	P	Р	Р									
no more than 18 persons				L	Х	L	L _i .	L	L	L	L	L
Day care centers serving	Р	Р	Р									

more than 18 persons				L	Х	L	L	L	L	L	L,	L
Distribution of products and merchandise	х	х	х	х	х	х	х	x	х	х	х	х
Dwellings for caretaker or night watchman	0	х	С	х	x	х	х	x	х	х	х	×
Dwelling, condominium, townhouses	0	С	С	Р	L	х	L	L	Р	х	Р	Р
Dwellings, single-family detached, fee-simple	х	х	С	х	х	Р	Р	х	х	х	х	х
Dwellings, single-family attached (townhouses)	x	х	х	Р	L	х	L	L	Р	L	Р	Р
Dwellings, located within a building containing another principal use but not on the ground floor, limited to 50 percent of total floor area of the mixed use	x	x	X	x	x	x	x	X	х	x	x	x
Dwellings, multi-family	Х	Х	х	Р	L	Х	L	L	Р	L	Р	Р
Exterminating and pest control businesses and disinfecting services, but not including the outside storage of vehicles	P	Р	Р	х	x	x	х	x	х	x	x	L
Exterminating and pest control businesses and disinfecting services, including the outside storage of vehicles	x	х	Р	х	x	x	x	x	x	x	x	L
Farmers' market	P	Р	Р	L	Х	L	L	L	L	Х	L	Х
Finance, insurance and real estate establishments, less than 2,500 square feet of gross floor area per establishment	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Finance, insurance and real estate establishments with 2,500 or more square feet	P	С	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р

of avera floor average			1	_		_	_	_	_			
of gross floor area per establishment												
(Funeral homes and) (mortuaries)	C	х	Р	P	Р	Р	Р	Р	Р	Р	Р	Р
Health spas not exceeding 1,500 square feet of floor	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
area		3		, ,	, , ,							
Health spas exceeding 1,500 square feet of floor	P	x	Р	Р	Р	Р	р	р	Р	р	Р	Р
area		^	_ ^	•	*6							^
Helicopter landing areas	0	С	С	С	Х	Х	Х	Х	С	Х	С	С
Hospices	Р	С	С	Р	Х	Х	Р	С	Р	Х	Р	Р
Hospitals	C	С	С	Р	Р	Р	Р	Р	Р	Р	Р	Р
Inns	Р	Х	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Institutional residential												П
living and care facilities,	P	P	P	Р	х	х	Р	Х	Р	Х	Р	Р
serving less than eighteen	(*)	'	"	F		_ ^	P					
persons												
Institutional residential												
living and care facilities		С	P	P	Х	x	Р					
serving eighteen or more					l	_ X:		X	Р	Х	Р	Р
persons												
Instrument assembly and	Х	x	x		200							
manufacturing				Х	Х	Х	Х	Х	Х	Х	Х	Х
Kennels, commercial	Х	Х	С	Р	Х	Х	Р	Р	Р	Х	Р	Р
Lodging services, hotel	C	С	С	Х	Х	Х	Р	X	Р	Р	Р	Р
Lodging services, motel	Х	Х	Р	Х	Х	Х	Р	Х	Р	Р	Р	Р
Machine shops	C	Х	Р	Х	Х	Х	Х	Х	Х	Х	Х	Х
Manufacturing, processing,												
recycling, and assembling	X	×	×	x	X	x	x	1000	14000	16000		1,000
within buildings, not	100		18.80			1.8.2.	15.50	Х	Х	Х	Х	x
otherwise specified												
Mini-warehouses and self	X	x	x	,	poerci		х	gosor	QUEST 1	2000	THE STATE OF	
storage facilities	377			Х	Х	Х	18.35	Х	Х	Х	Х	L
Mixed Use Development	<u>©</u>	С	С	Х	Х	Х	Х	Х	Х	Х	Х	Х
(Museums)	C	С	Р	Р	P	Р	Р	Р	Р	Р	Р	Р
Non-profit service	x	x	×	Р	58.11	х	Р	2270	7051	190000	1 10/21/24	V.37-1
organization	19424	5-5-70	2000	14.5	Х			Р	Р	Х	Р	Р
Offices	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р

Open storage yards as	Search	702		1								
principal uses	X	X	С	Х	x	х	Х	х	х	x	х	L
Optical goods						1887		150	, W	NE.	(7.2)	
manufactures	X	x	x	x	x	х	х	х	х	x	х	x
2011 2020 AV 2 9-21 - PERIOD PRO 2017 (2017)		8.80	270234		10000		1000	2500	(5)12	1888	5000	13523
Parking lots, decks, and					\vdash	\vdash						
structures, off-site or on-		7/2/1	_									
site, as principal or	P	С	Р	X	Х	Х	Х	Х	С	Х	С	L
accessory uses												
Pawnshop	Х	Х	Р	Х	Х	Х	L	Х	Х	Х	L	L
Personal Service	P	Р	Р	Р		Р	Р					
establishments			- 60	ļ -	Р	,	,	Р	Р	Р	Р	Р
Pharmaceuticals and												
medical supplies	X	X	×	X	Х	X	X	X	Χ	Х	Х	Х
manufacturers												
Printing, blueprinting,	_											
publishing, and book	P	С	Р	Х	Х	Х	Х	Х	Х	Х	Х	Х
binding facilities												
Public and semi-public uses	P	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р
Radio and television												
stations, studios, and					l		20.					
offices, excluding	P	X	P	Р	X	Х	Х	X	Р	Х	Р	Р
transmission towers and												
dishes					<u> </u>							
Recycling and recovery	X	X	x	х		х	х					
facilities			-		Х			Х	Х	Х	Х	Х
Restaurants, including												
outside seating areas but	P	Р	Р	Р		Р	Р		_			
not including drive-ins or					Р			Р	Р	Р	Р	Р
drive-through facilities					<u> </u>				_			
Restaurants, including	v				P		_	Р	Р	_	Р	Р
drive-ins or drive through facilities	Х	×	Р	Р	"	Р	Р	"	P	Р		"
Research, scientific and												
testing laboratories	X	x	×	P	×	Х	х	х	Р	x	Р	Р
Retail trade				F		^-			.c		r.	TE-C
establishments, enclosed	P	Х	Р	Р	P	P	L	Р	Р	Р	Р	Р
Retail trade establishment,					. 5	. E			,	Ç		Ĭ.
enclosed, limited to 5,000	P	P	Р	Р								
enclosed, infinited to 5,000			9									

square feet of heated floor are and no more than 15 employees					P	Р	Ļ	Р	Р	Р	Р	Р
Retail trade establishment, enclosed, of more than 5,000 square feet of heated floor area or more than 15 employees	P	С	Р	Р	Р	Р	Ĺ	Р	Р	Р	Р	Р
Schools for the arts, not exceeding 5,000 square feet in gross floor area	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Schools for the arts, more than 5,000 square feet in gross floor area	Х	х	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Schools, private elementary, middle, and high	P	Р	Р	Р	x	х	Р	х	Р	х	Р	Р
Schools, public elementary, middle and high	P	Р	Р	Р	x	х	Р	х	Р	х	Р	Р
Schools, special	P	Р	Р	Р	Х	Х	Р	Х	Р	Х	Р	Р
Schools, trade	P	Х	Р	Р	Х	Х	Р	Х	Р	Х	Р	Р
Service and fuel filling stations	X	х	Р	х	х	х	х	х	х	х	х	х
Showrooms, as principal uses	х	х	Р	х	x	х	х	х	х	х	х	х
Special event facilities	P	С	Р	Х	Х	Х	Х	Х	Х	Х	Х	Х
Taxi cab and limousine services	P	х	Р	х	x	х	х	х	х	х	х	х
Temporary structures and uses approved by the Zoning Director	P	Р	Р	х	x	x	x	х	х	х	х	х
Therapeutic camps	Х	Х	х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Used Automobile sales establishment	Х	х	С	х	x	х	х	х	х	x	С	С
Warehouses and storage buildings	Х	х	х	х	х	х	х	х	х	х	х	х
Wholesale trade est.	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х

P = Principal permitted use L = Permitted subject to conditions C = Permitted via Conditional Use Permit