

For Sale

771 Juniper Street, Midtown Atlanta



- 4,250 SF office building
- Zoned SPI-16, SA2
- Potential mid-rise development site
- Near the corner of 5th & Juniper, near Salt & Spice



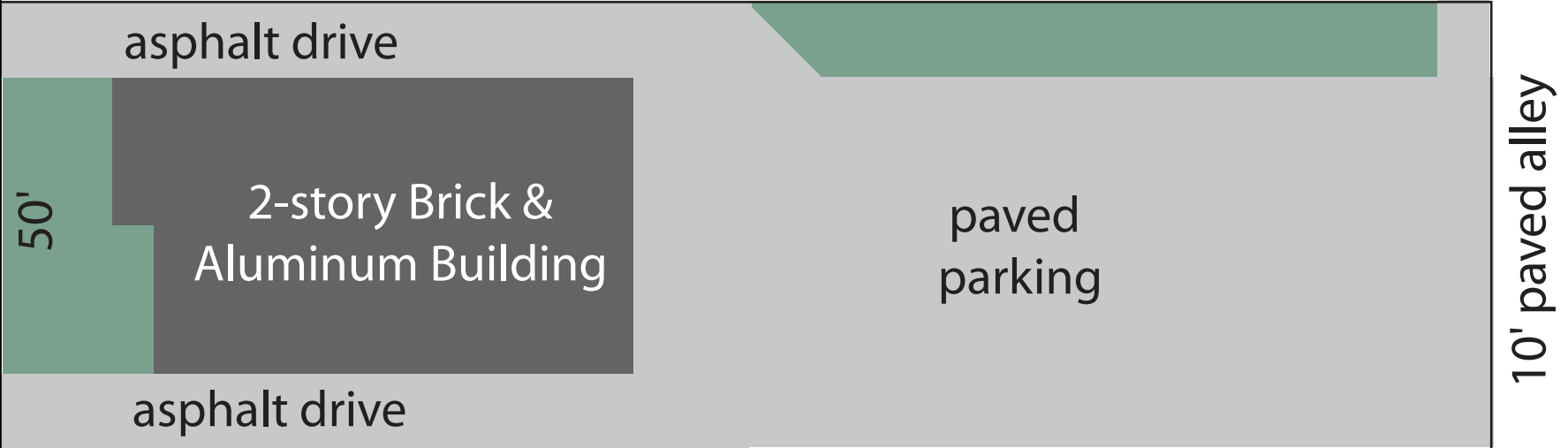
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771 Juniper Street

Juniper Street





Legal Description
771 Juniper Street

ALL THAT TRACT OF LAND lying and being in Land Lot 49 of the 14th District of Fulton County , Georgia and being more particularly described as follows:

BEGINNING at an iron pin found on the easterly side of the right-of-way of Juniper Street, located 100 feet South of the southeasterly corner of the intersection of said right-of -way of Fifth Street; thence leaving said right-of way of Juniper Street and running South 87 degrees 15 minutes 00 seconds East a distance of 195 feet to an iron pin found on the westerly side of a 10 ft alley, located 100 feet South of the southerly side of the right-of-way of Fifth Street; thence along the westerly side of said 10-foot alley South 2 degrees 30 minutes 00 seconds West a distance of 50 feet to an iron pin found; thence leaving the westerly side of said 10-foot alley and continuing North 87 degrees 15 minutes 00 seconds West a distance of 195 feet to an iron pin found on the easterly side of the right-of-way of Juniper Street, thence 2 degrees 30 minutes 00 seconds east along said right-of-way a distance of 50 feet to the Point of Beginning.

Said tract being known as 771 Juniper Street, Atlanta, Georgia 30308, as shown on that certain plat of the survey prepared by A.S. Giometti of A.S. Giometti & Associates, Inc., Georgia Registered Land Surveyor No. 1125 for Spice Properties, LLC, dated April 13, 2001.

RESIDENTIAL AREA

(RES.) $11,350 \text{ SF} \times 6 = 68,100$
 (L/W RES) $3,500 \text{ SF} \times 2 = 7,000$
 TENANT STORAGE = 700
 LOBBY = 2,000

50 TYPICAL UNITS (± 985 NET S.F. AVG.)
 6 PENTHOUSE UNITS (± 1650 NET S.F. AVG.)
 4 LIVE/WORK UNITS (± 2885 NET S.F. AVG.)

60 TOTAL UNITS

68 BR = [20% 2BR + 80% 1 BR] FOR 56 UNITS
 8 BR = 4 LIVE/WORKS @ 2 BR

76 RESIDENTIAL PARKING SPACES (SECURED) 1 PER BR

NON-RESIDENTIAL AREA

L/W BUSINESS = 3,350
 RETAIL = 4,900

TOTAL **$\pm 8,250$ GSF**

PARKING

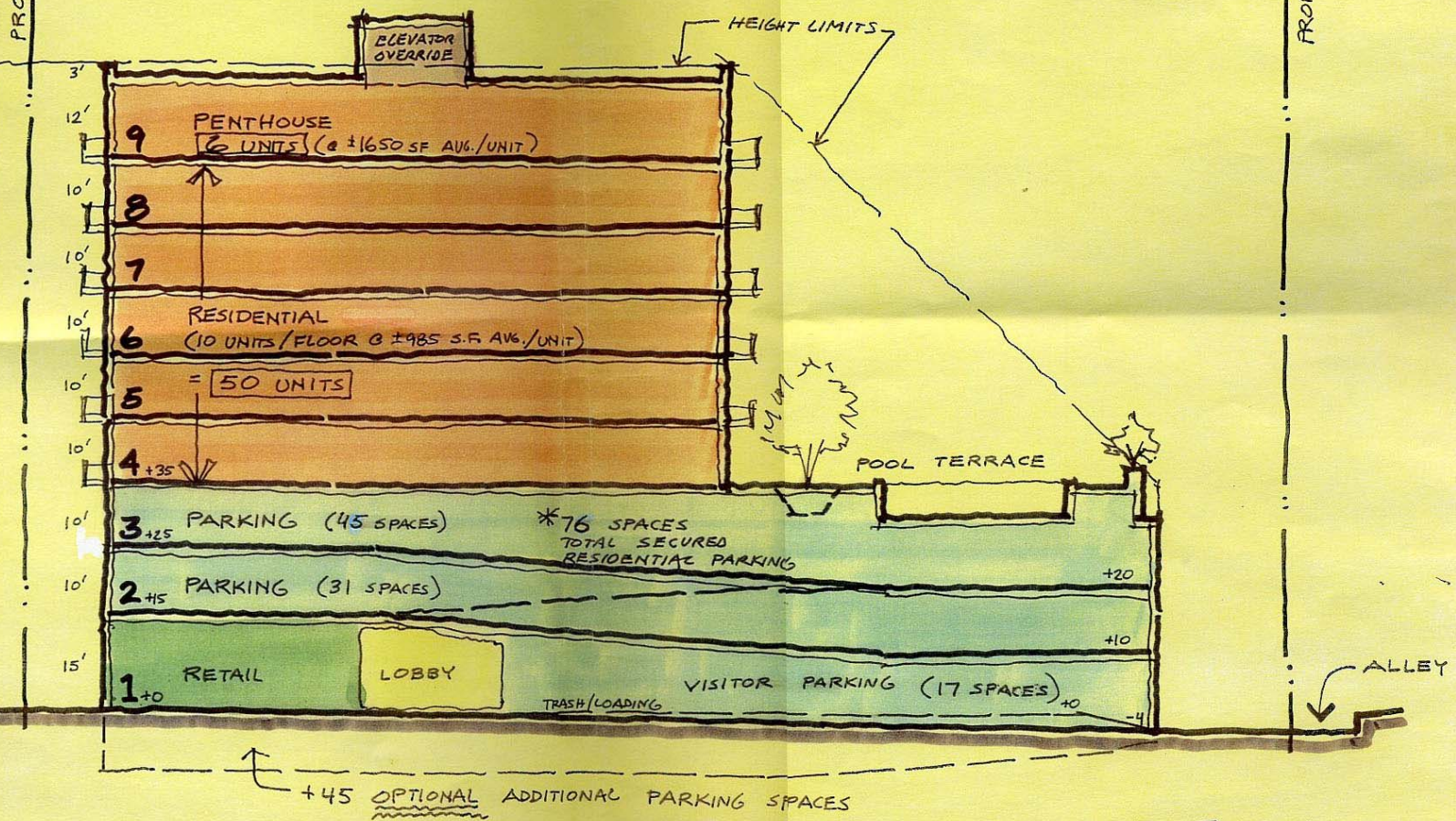
LEVEL 3 = 16,625
 LEVEL 2 = 13,300
 LEVEL 1 = 5,925

TOTAL **$\pm 35,850$ GSF**

JUNIPER

PROPERTY LINE

PROPERTY LINE



+17 VISITOR SPACES @ GROUND LEVEL
 +45 OPTIONAL SPACES (BELOW GROUND LEVEL)

+45 OPTIONAL ADDITIONAL PARKING SPACES

SITE SECTION

