

555 DUTCH VALLEY ROAD

Atlanta, GA 30324

TIM HOLDROYD

E: tim@cityrealty.net

C: tel. 404 | 606 0322

FOR
SALE

PROPERTY FEATURES

- 9,660 SF of land with a 3,465 SF building
- 8 Parking Spaces
- Located on the Beltline with direct and easy access to Piedmont Park
- Zoned C-1
- 2016 Taxes: \$8,493
- Ideal use as creative office or showroom
- Available for immediate occupancy
- Excellent In town location central to Midtown, Virginia Highland, Ansley Park and Morningside neighborhoods.
- Next to One Midtown Kitchen Restaurant overlooking the future Piedmont Park Community Gardens.
- Asking: \$1,400,000



PROPERTY DESCRIPTION

555 Dutch Valley Road NE consists of one parcel (Parcel ID#: 17-0055-0006-037-4) containing 9,660 sq. ft. of land improved by a 3,465 sq. ft. commercial office/showroom building. The taxes on this parcel are approximately \$8,500 annually. The property dimensions are approximately 160 ft. in length with 60 ft. of frontage on Dutch Valley Road in a rectangular shape.

OPPORTUNITY

555 Dutch Valley Road is a unique and rare opportunity to acquire a freestanding creative office space, one of only a few commercial buildings located on Piedmont Park. The property is located on a street with various business, restaurants and residential condominiums with direct access to the Beltline.



CITYREALTY.NET

THINK INTOWN. THINK CITY.

555 DUTCH VALLEY RD

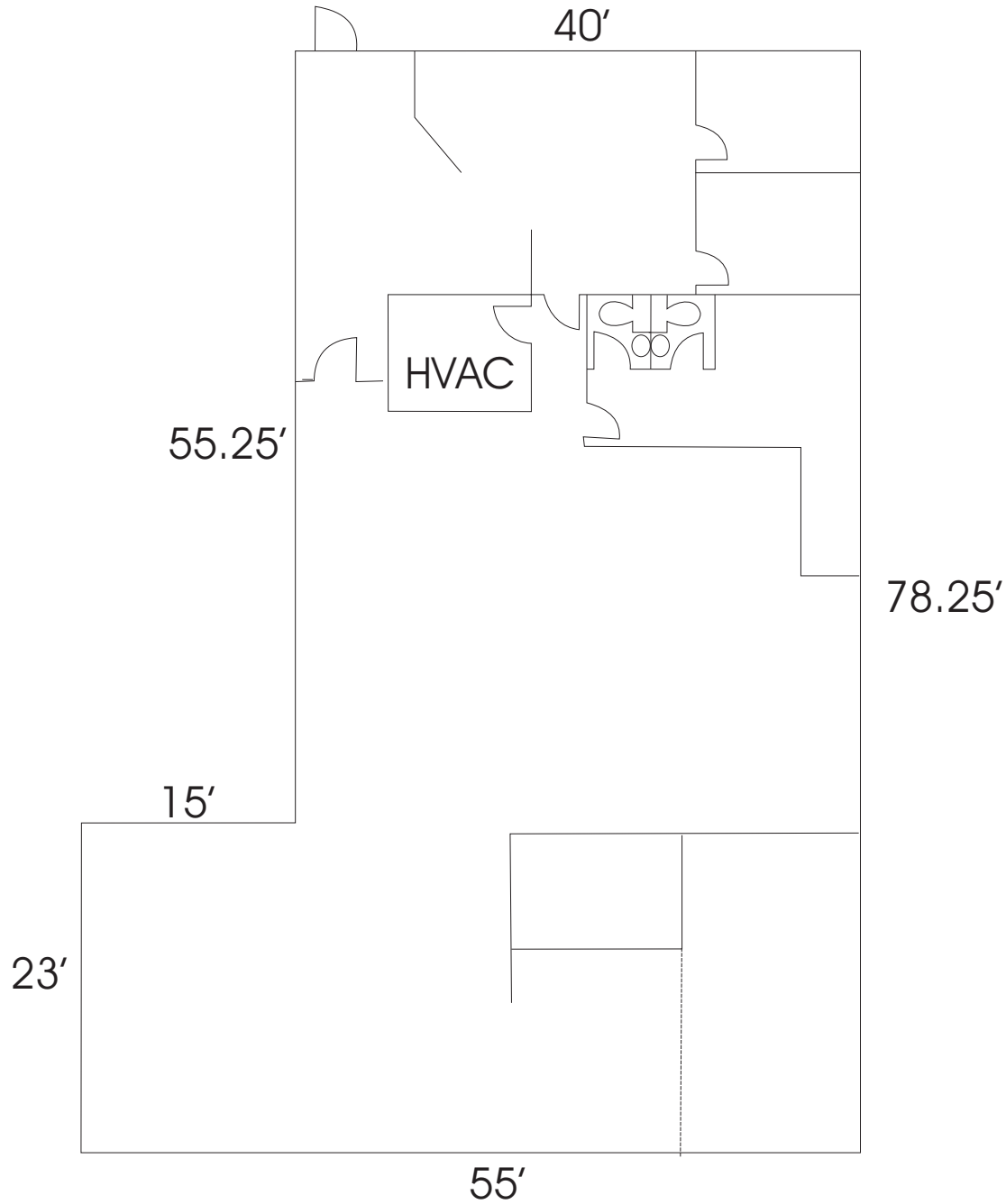


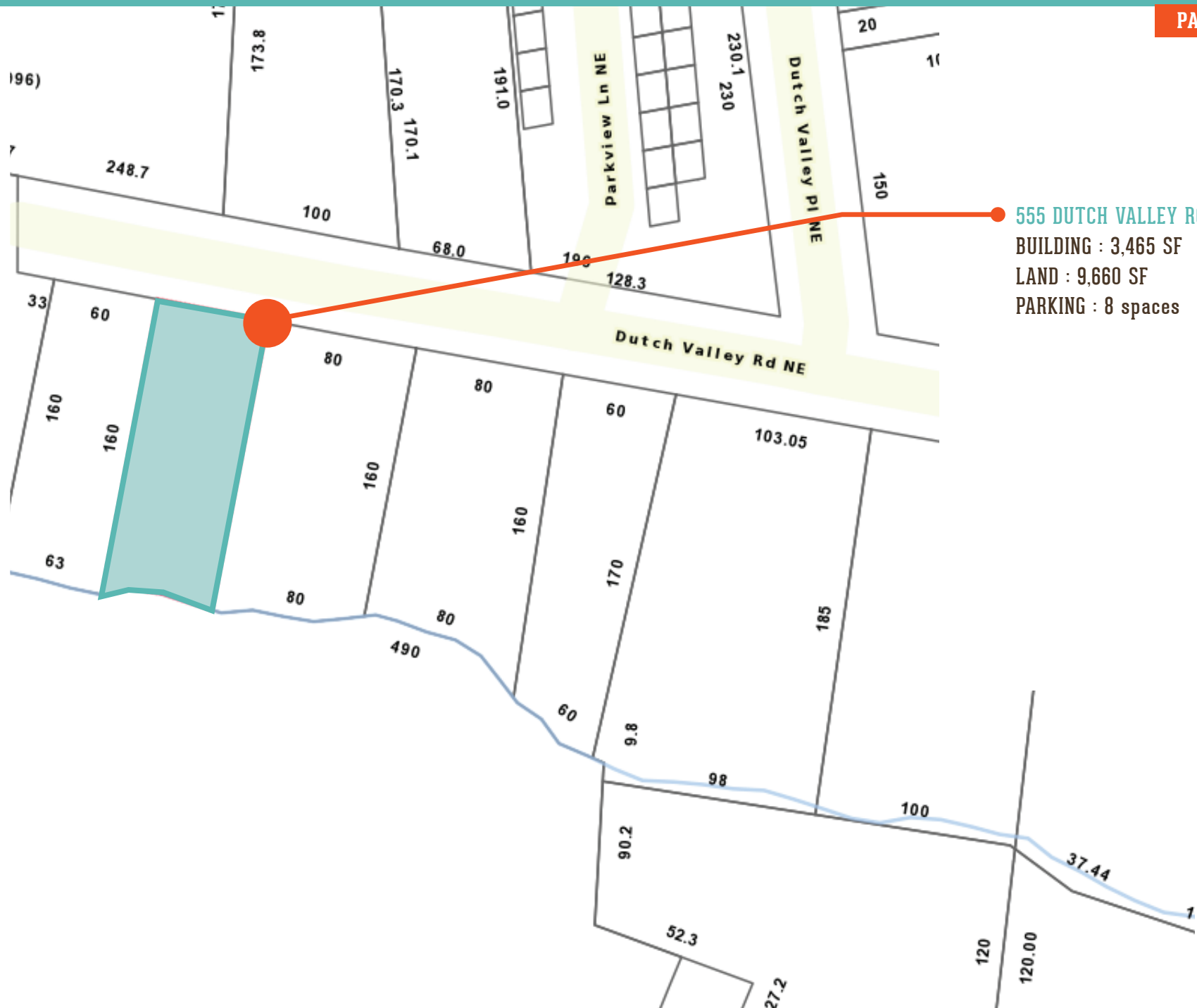
DUTCH VALLEY ROAD

BUILDING : 3,465 SF
LAND : 9,660 SF
PARKING : 8 spaces

Image Landsat / Copernicus

CITY REALTY
ADVISORS, LLC





555 DUTCH VALLEY ROAD
BUILDING : 3,465 SF
LAND : 9,660 SF
PARKING : 8 spaces

555 DUTCH VALLEY ROAD

Atlanta, GA 30324

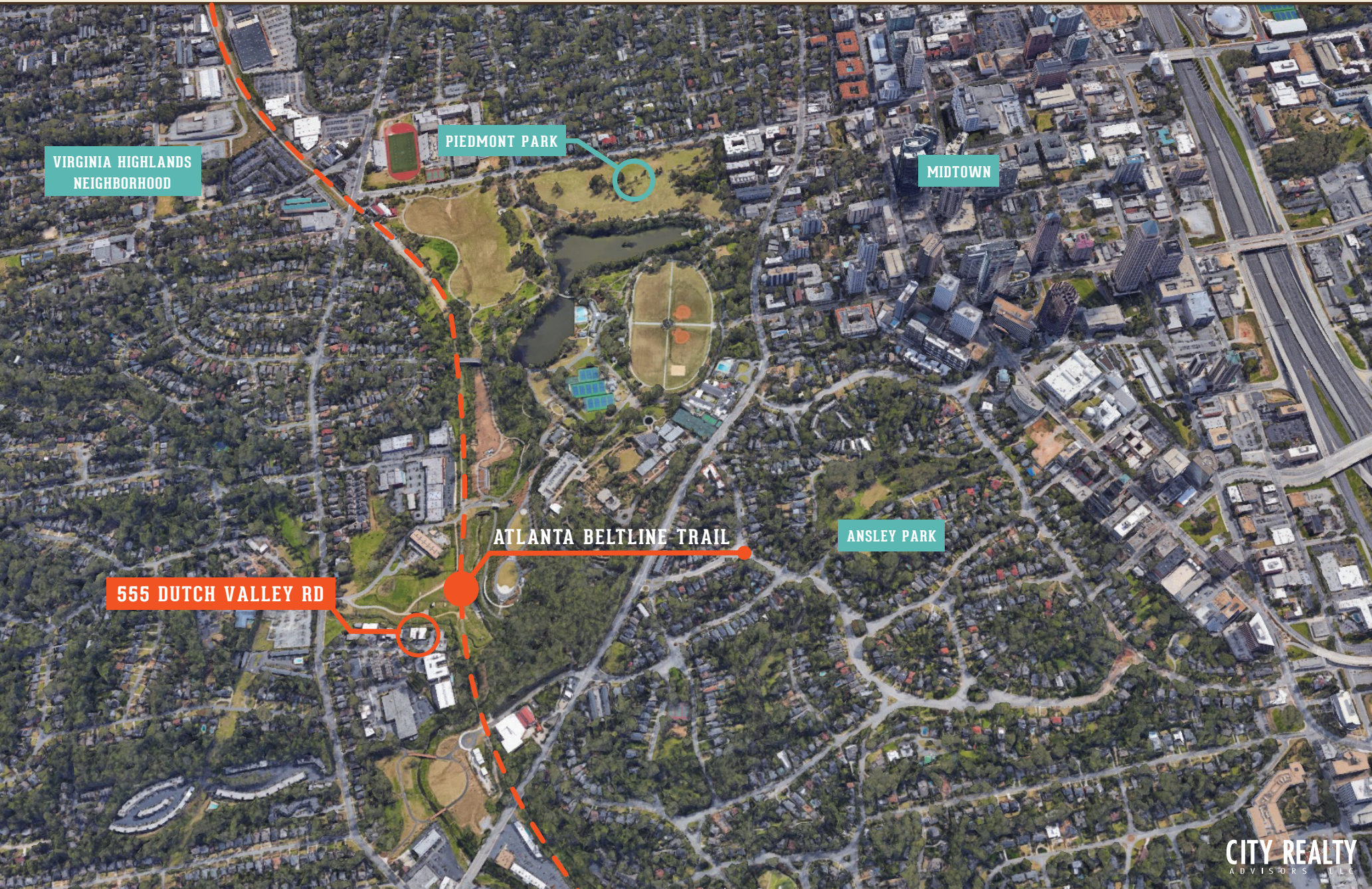
CONTEXT AREA MAP



555 DUTCH VALLEY ROAD

Atlanta, GA 30324

SITE AREA MAP



VIRGINIA HIGHLANDS
NEIGHBORHOOD

PIEDMONT PARK

MIDTOWN

ATLANTA BELTLINE TRAIL

ANSLEY PARK

555 DUTCH VALLEY RD

CITY REALTY
ADVISORS, LLC