



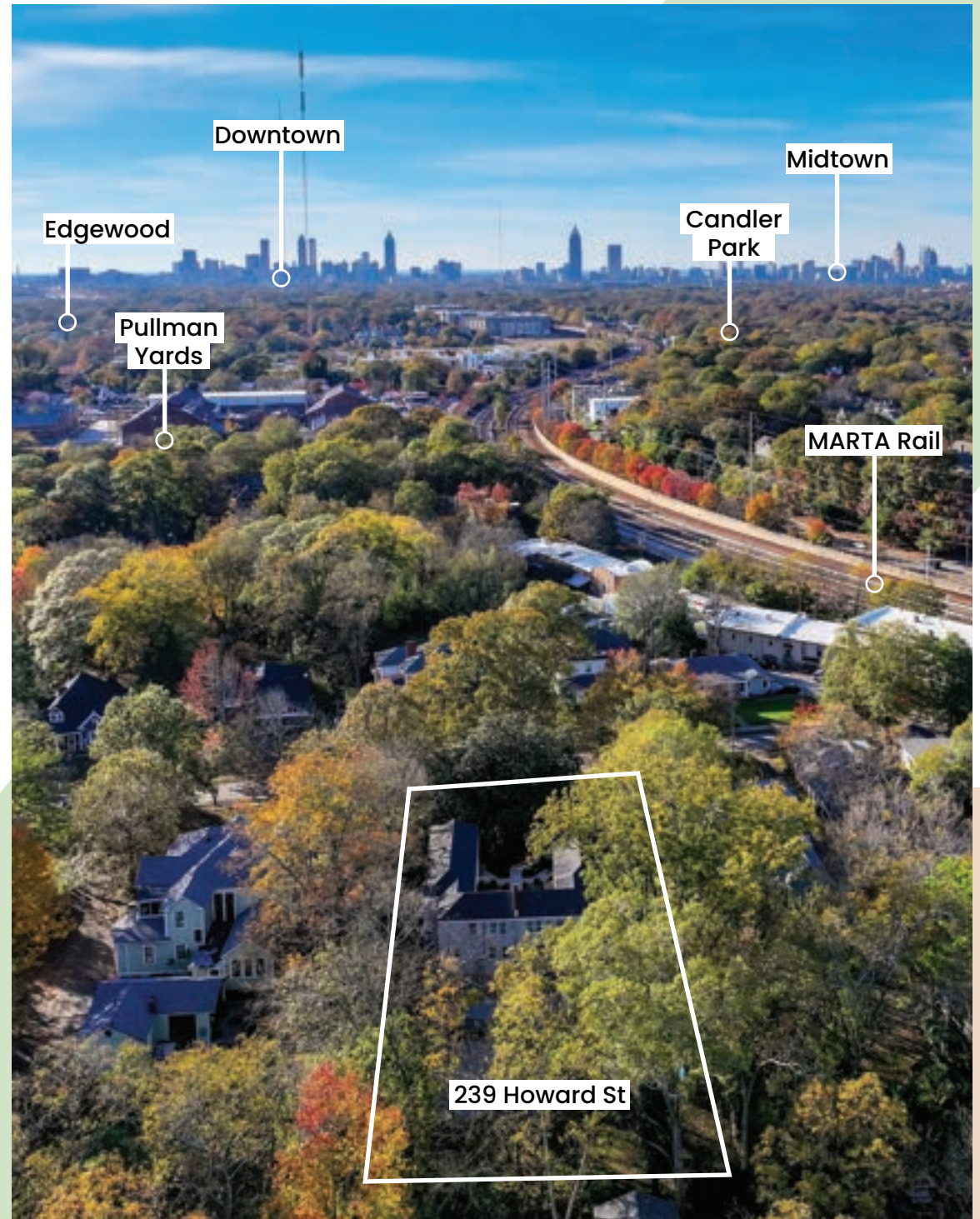
239 HOWARD STREET NE, ATLANTA, GA 30317

Unique multifamily townhome apartment opportunity on one of Kirkwood's historic and charming tree-lined streets



OPPORTUNITY

City Realty Advisors, LLC is pleased to present **239 Howard Street NE** – a must see investment opportunity to purchase an updated six unit 100% leased multifamily townhome apartment community in the residential heart of the historic Kirkwood neighborhood of Atlanta. Located on tree-lined Howard Street, amongst charming historic restored Victorian and Craftsman homes, with grandfathered, non-conforming zoning, this unique property offers astute investors an income producing asset with ongoing rent growth potential.





ASSET OVERVIEW

Parcel Address: 239 Howard Street NE,
Atlanta, GA 30317

Land Size: 0.633 +/- Acres
(27,578 +/- square feet)

Built: 1958 & 1893

Current Zoning: R-4A Residential

Parking: Off Street for Residents and
Guests

County: DeKalb County

Submarket: Kirkwood

NOI: \$163,500 with additional upside of
lot subdivision

Asking Price: \$3,000,000

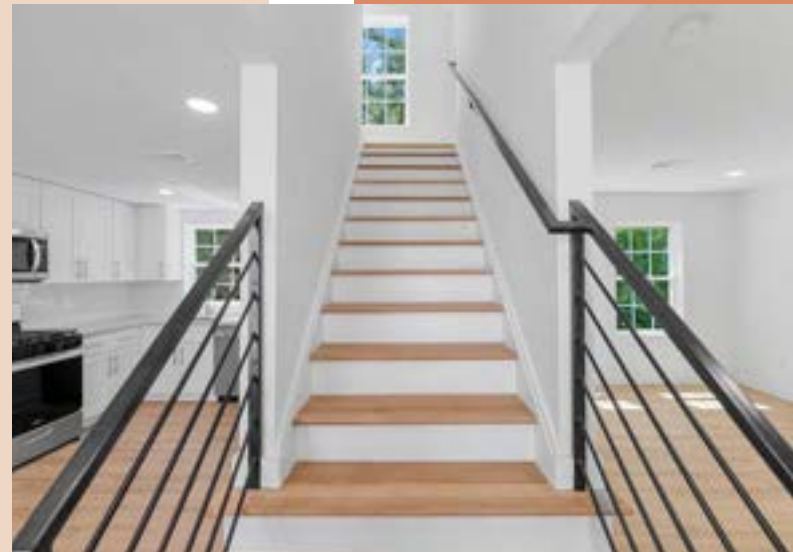
Financials available upon request.



HOME FEATURES

No detail has been overlooked to update these six 2 bedroom/2.5 bathroom townhome units.

- 2-story units
- Full size kitchens
- Generous cabinet storage
- Quartz countertops
- Stainless steel appliances
- Large living room with a half bathroom
- Bedrooms with private full bathrooms
- New windows with ample natural light
- Stacked washer and dryer
- Central HVAC
- New roof
- Painted brick facade
- Updated landscaping
- Plentiful off-street parking



This investment offers a generational opportunity to acquire an irreplaceable multifamily property in an extremely high-barrier-to-entry Atlanta submarket. Longterm, a new owner is likely to enjoy rent growth and capital appreciation given the limited supply of multifamily properties in the Kirkwood submarket. The property could provide further upside to a future owner through a potential lot subdivision, allowing additional unit density to be added to the overall project.



Only four-miles from Midtown Atlanta, the Kirkwood neighborhood features charming historic Victorian and Craftsman-style homes with tremendous walkability. Nearby are restaurants in Kirkwood Village and Pullman Yards, walking trails, including the Atlanta Beltline, and a growing art scene. Kirkwood is a close-knit community with many neighborhood events including the annual Spring Fling and Kirkwood Wine Crawl. Eastlake Corners, Oakhurst, and Downtown Decatur provide further amenities just a short drive away.



Little 5 Points

Candler Park
and Golf
Course

East Lake
Station

Edgewood-
Candler Park
Station

Dekalb Ave

Edgewood
Hanover

239 Howard St

LOWE'S

Kroger

TARGET

Edgewood

Pullman
Yards

Bessie
Branham
Park

Moreland Ave NE

Coan Park

Downtown
Kirkwood

Hosea L Williams Dr

Kirkwood

Memorial Dr

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For additional questions, please contact:

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