

OFFICE/RETAIL BUILDING FOR SALE

3978 Clairmont Road | Chamblee GA 30341

Single-tenant office/retail building



**ATLANTA LEASING
& INVESTMENT**



OFFICE/RETAIL BUILDING FOR SALE

Single-tenant office/ retail building

OFFERING PRICE *please inquire*

LOCATION 3978 Clairmont Road
Chamblee, GA 30341

SQUARE FEET +/- 1,000

ZONING City of Chamblee, Neighborhood
Commercial (NC-1)

SALES HIGHLIGHTS

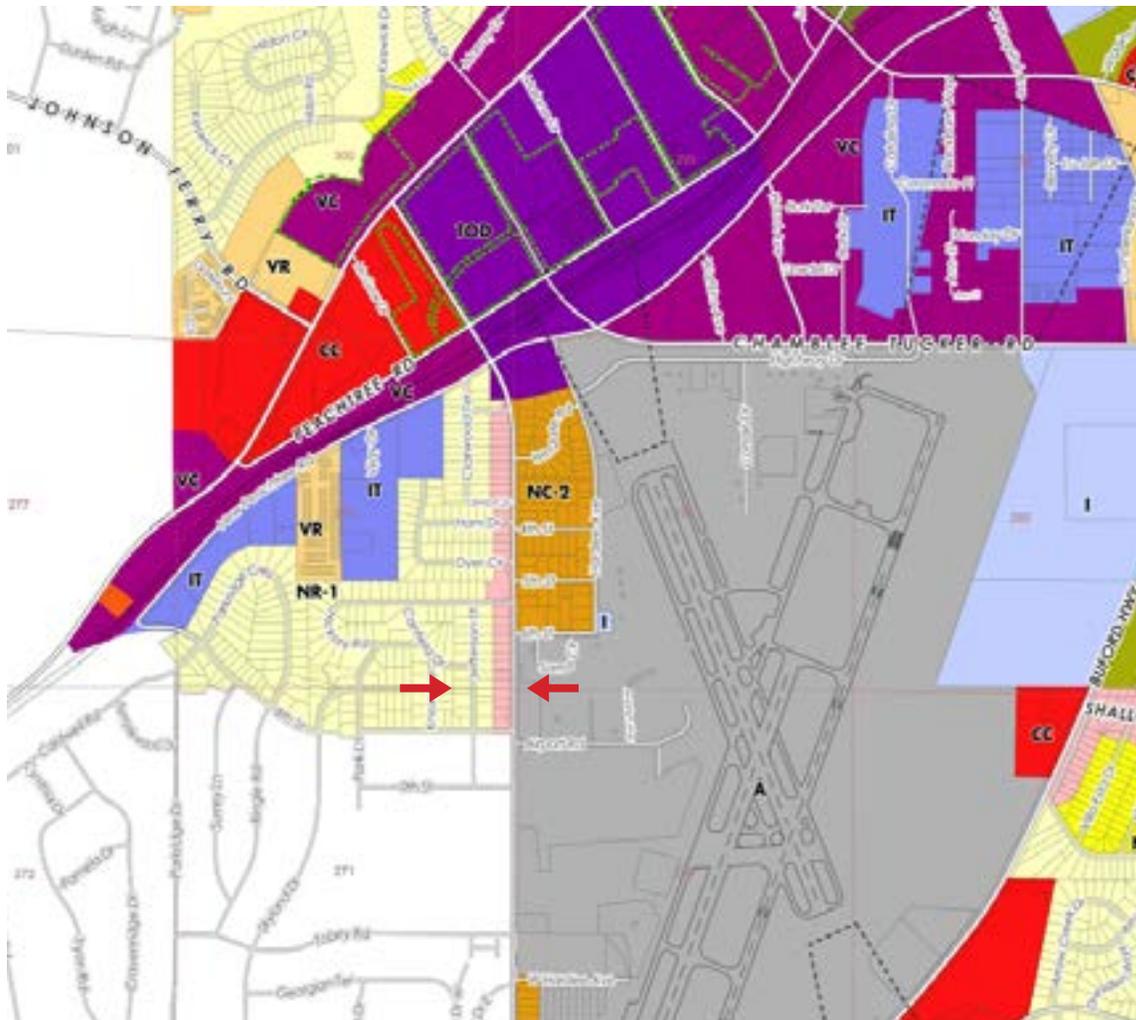
- High exposure on Clairmont Road
- Every space in building has natural light
- Hardwood floors, new monument signage and too many upgrades to list
- Neighborhood commercial (NC-1) zoning allows for a wide variety of office, retail and residential uses
- Maximum floor-area-ratio (FAR) is 1.0 so the lot can support a total of 10,725 SF and up to 48 feet in height

EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer 3978 Clairmont Road (the "Property") for purchase. The Property consists of a +/- 1,000 square foot office/retail building on .246 acres.

Currently occupied by a children's therapy office and Seller's law firm, the Property can be sold as an investment with the Seller leasing back from Purchaser through July 2024 or a Purchaser may take shared partial possession of the Property through July 2024 and occupy it entirely beginning August of 2024.

ZONING



Zoning Districts

- A Airport
- CC Corridor Commercial
- CVC Corridor Village Commercial
- I Light Industrial
- IT Industrial Transitional
- MU-BC Mixed Use - Business Center
- NC-1 Low-Density Neighborhood Commercial
- NC-2 Medium-Density Neighborhood Commercial
- NR-1 Neighborhood Residential 1
- NR-2 Neighborhood Residential 2
- NR-3 Neighborhood Infill
- PUD Planned Unit Development
- TOD Transit-Oriented Development
- VC Village Commercial
- VR Village Residential
- Runway Protection Zones
- Rail Trail Overlay

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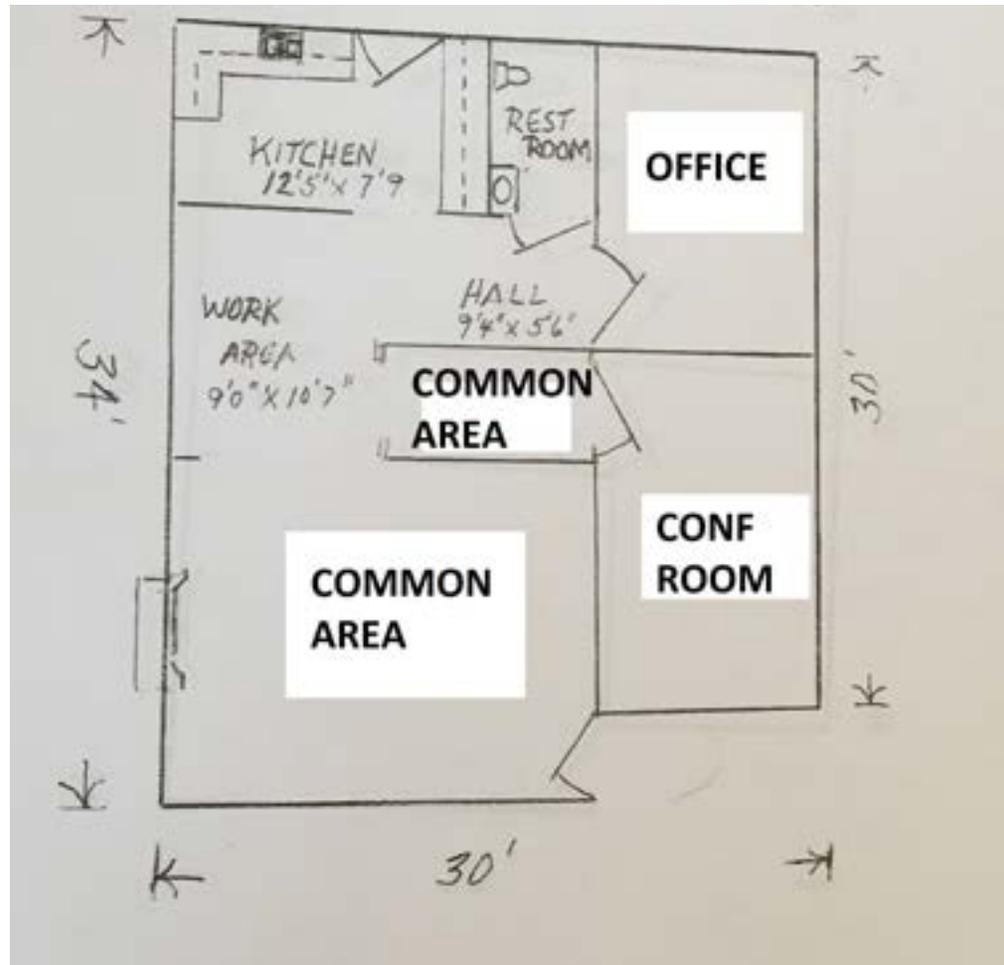
▶ 404-348-4448

▶ AtlantaLeasing.com/3978Clairmont



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FLOOR PLAN



3978 CLAIRMONT RD., CHAMBLEE, GA 30341

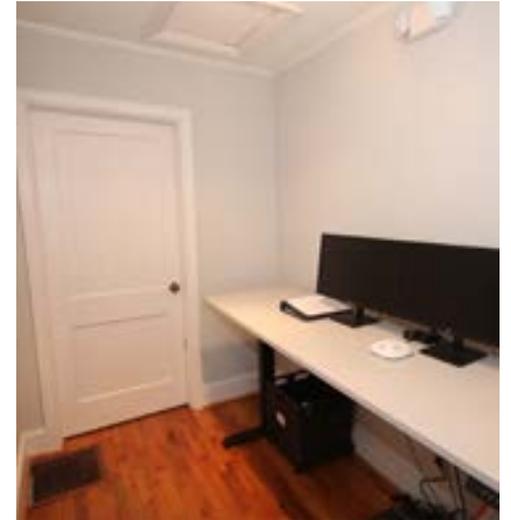
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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