

STEPHAN DICKIE

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RESIDENTIAL & INVESTMENT OPPORTUNITY

1129 Alta Ave NE, Atlanta, GA 30307



**ATLANTA LEASING
& INVESTMENT**

PROPERTY OVERVIEW

1129 Alta Ave NE is a beautifully renovated 3-bedroom, 2-bath single family home with a versatile loft/office space, nestled in Atlanta's highly desirable Inman Park neighborhood. Featuring hardwood floors, stainless steel appliances, and a private fenced backyard, the property is ideal for personal use or as a short or long term rental. This asset offers strong potential in one of Atlanta's most vibrant neighborhoods. Its walkability to the BeltLine, Candler Park, and Little Five Points makes it a highly desirable option for both residents and investors.



1129 ALTA AVE NE, ATLANTA, GA 30307

► 404.348.4448 ext #9

► AtlantaLeasing.com/1129AltaAveNE



**ATLANTA LEASING
& INVESTMENT**

PROPERTY INFORMATION

Price:

\$825,000

Submarket:

Inman Park

Bedroom Mix:

3-bed / 2-bath + Bonus Room

Condition:

Remodeled

Square Feet:

1,855 SF

Year Built:

1928

Zoning:

R5

Parcel ID:

14 001400090337

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**ATLANTA LEASING
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PROPERTY HIGHLIGHTS

- **Turnkey Flexibility:** This fully updated 3-bedroom, 2-bath home with a bonus loft/office offers a move-in-ready option for both personal occupancy and investment. Whether you're seeking a primary residence, a long-term rental, or a short-term rental, this property delivers immediate utility and versatility.
- **Location:** In the heart of Inman Park, one of Atlanta's most vibrant and walkable neighborhoods. Steps from the BeltLine, Candler Park, Little Five Points, and multiple transit options, this home offers strong lifestyle appeal and long-term value.
- **Rental Income:** With its layout, amenities, and location, the property is well-suited for both short and long term rental models. The area commands strong rental demand from both residents and visitors seeking proximity to parks, nightlife, and restaurants.
- **Renovations:** Recently updated with hardwood floors, modern kitchen appliances, fresh interiors, and a fenced backyard, the home is in excellent condition with no deferred maintenance required – making it a low-maintenance investment for years to come.



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ATLANTA LEASING
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INTERIOR PHOTOS



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**ATLANTA LEASING
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EXTERIOR



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**ATLANTA LEASING
& INVESTMENT**

ATLANTA URBAN REVITALIZATION PROJECTS

ATLANTA BELTLINE

A nationally recognized redevelopment effort, the Atlanta BeltLine transforms 22 miles of old rail lines into parks, trails, and transit routes connecting intown neighborhoods. Designed to boost mobility and economic inclusion, the project promotes sustainability and healthier urban living. Since 2005, the BeltLine Partnership has led the charge by expanding green spaces, engaging the community, and supporting affordable housing initiatives.



CENTENNIAL YARDS

Centennial Yards is a \$5 billion, 50-acre development reshaping downtown's historic Gulch into a vibrant mixed-use destination. The project includes residences, hotels, retail, and entertainment. Early milestones include the launch of The Lofts at Centennial Yards and a planned 5,300-seat Live Nation music venue set to open in 2027, further anchoring the district's cultural impact.

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**ATLANTA LEASING
& INVESTMENT**

ATLANTA: BUSINESS & EDUCATION

A THRIVING BUSINESS ENVIRONMENT

Atlanta is one of the fastest-growing metro areas in the U.S., attracting over 5.9 million residents and thousands of new businesses. The city's low corporate tax rate, pro-business policies, and affordable operating costs have helped establish it as a major national hub for commerce and innovation.

EDUCATIONAL ECOSYSTEM

Atlanta's academic landscape includes a diverse mix of top-tier universities, HBCUs, and technical colleges. The metro area contributes over 130,000 jobs from its education sector and consistently ranks among the nation's leaders in research funding and graduate output. Notable institutions include Georgia Tech, Emory University, Georgia State University, Morehouse, Spelman, and Clark Atlanta University.

METRO HIGHLIGHTS



**WORLD'S BUSIEST AIRPORT
(HARTSFIELD-JACKSON)**



**TOP 10 U.S. METRO FOR
DEGREES AWARDED AND
RESEARCH INVESTMENT**

**FORTUNE
500**

**13 FORTUNE 500
HEADQUARTERS**



**OVER \$270B IN METRO
ATLANTA GDP**

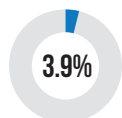


**TOP U.S. METRO FOR LOW
COST OF DOING BUSINESS**

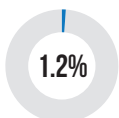
ECONOMIC GROWTH & WORKFORCE TRENDS

CORPORATE PRESENCE & HQS

With one of the highest concentrations of Fortune 1000 companies in the nation, Atlanta is home to powerhouses like Coca-Cola, UPS, Delta Air Lines, The Home Depot, NCR, and Honeywell. This makes it a prime destination for corporate relocations and business expansion.



Unemployment Rate



5-Year Population Growth Forecast
(ESRI)

STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

8TH
Largest U.S. Metro
(U.S. Census Bureau)

34% Millennial Population



46% Gen Z Population

within 1 mile of Downtown

MAJOR EMPLOYERS

Google

Coca-Cola



DELTA



NCR

Honeywell



Microsoft

QUALITY OF LIFE & CULTURE

TOP DESTINATION FOR MOVERS & VISITORS

Atlanta has earned national recognition for its mix of affordability, entertainment, and opportunity.



**#1 TOP TRENDING TRAVEL
DESTINATION**
(BOOKING.COM)



**#2 MOVING DESTINATION
IN THE U.S.**
(PENSKE)



**#8 BEST CITY IN THE
SOUTH**
(SOUTHERN LIVING)

CULTURAL & SPORTS ATTRACTIONS

Atlanta is a vibrant destination with a thriving arts scene, renowned dining, and passionate sports fans.



ATLANTA BRAVES | TRUIST PARK



**GEORGIA AQUARIUM,
THE KING CENTER, CNN STUDIO TOUR**

TRANSPORTATION ACCESS

Hartsfield-Jackson remains one of the world's most connected and efficient airports, reinforcing Atlanta's position as a business and tourism gateway.



ATLANTA HAWKS | STATE FARM ARENA



**ATLANTA FALCONS & UNITED FC |
MERCEDES-BENZ STADIUM**



ATLANTA, GA

Atlanta is primed for significant appreciation in the coming years, driven in part by its selection as a host city for the 2026 FIFA World Cup. This global event is expected to bring a surge in international attention, tourism, infrastructure investment, and long-term economic impact, further elevating property values and accelerating growth across the region.

Atlanta is the capital and most populous city in the U.S. state of Georgia. It serves as the cultural and economic hub of the ninth-largest metropolitan area in the country. The city has a well-diversified economy with strong concentrations in logistics, media, information technology, entertainment, tourism, financial services, and education.

Recognized as a global city, Atlanta ranks 8th in the U.S. and 36th worldwide in gross domestic product, boasting a GDP of \$270 billion. The city hosts the headquarters of more than 30 Fortune 500 and Fortune 1000 companies and is home to over 30 colleges and universities, reinforcing its role as a hub for innovation, business, and higher education.



#1 BEST PLACES TO LIVE IN THE U.S. (MONEY.COM 2022)



#4 OF THE SOUTH'S BEST CITIES (SOUTHERN LIVING 2023)



#4 MOVING DESTINATION IN THE NATION (2024)

MUSEUMS & ART

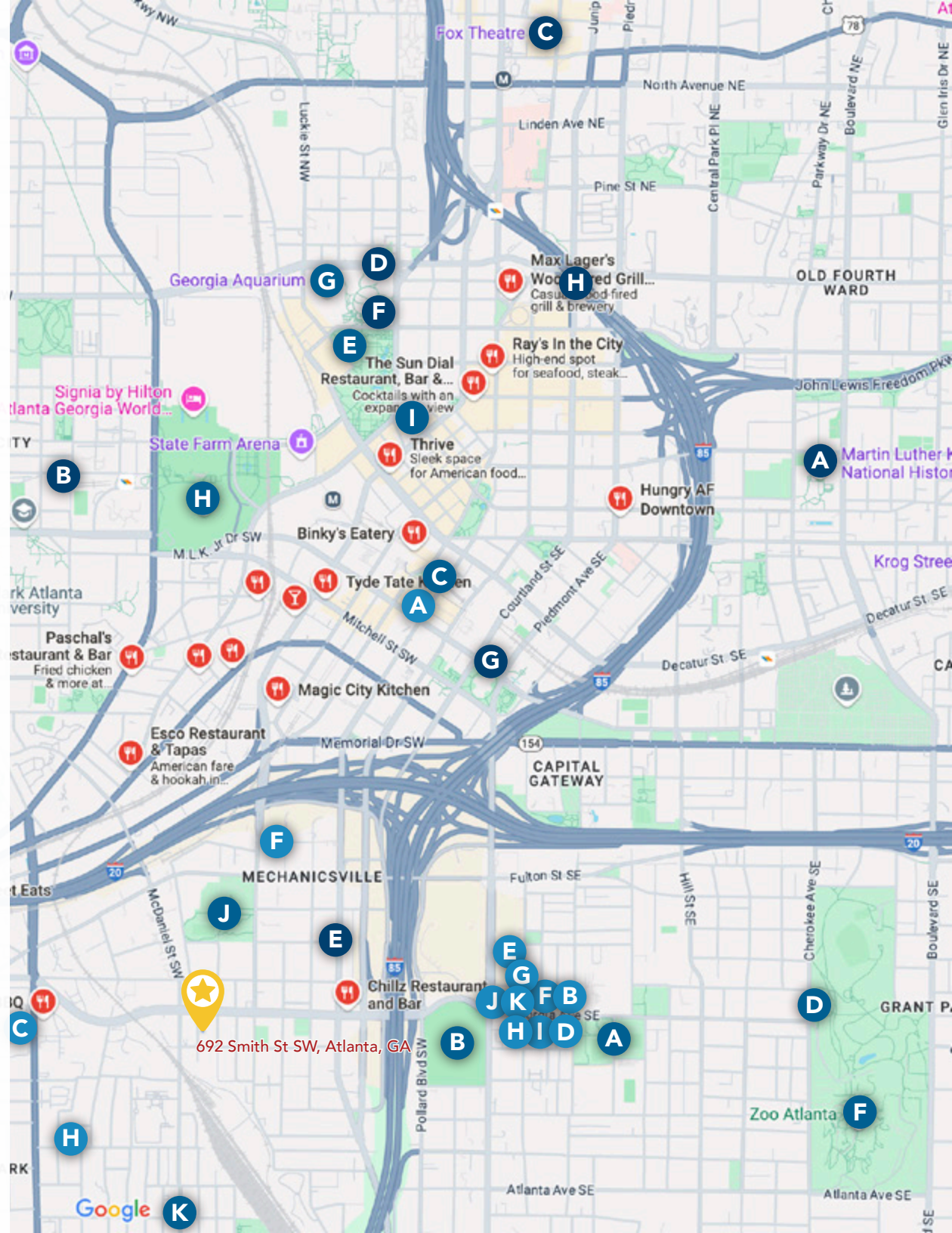
- A** MLK JR. NATIONAL HISTORIC PARK
- B** HISTORIC HERNDON HOME MUSEUM
- C** FOX THEATRE
- D** NATIONAL CENTER FOR HUMAN RIGHTS
- E** BELIEVE MUSIC HALL
- F** WORLD OF COCA-COLA
- G** GEORGIA CAPITOL MUSEUM
- H** FOLK ART PARK

TO DO

- | | |
|----------------------------------|--------------------------------|
| A INMAN PARK | G GEORGIA AQUARIUM |
| B HISTORIC FOURTH WARD | H MERCEDES BENZ STADIUM |
| C PIEDMONT PARK | I SKYVIEW ATLANTA |
| D CENTENNIAL OLYMPIC PARK | J ROSA L. BURNEY PARK |
| E ATLANTA ZOO | K ATLANTA BELTLINE |
| F | |

SHOPPING & RESTAURANTS

- | | |
|------------------------------|-------------------------------|
| A Supra Rica | G LADYBIRD |
| B NEW REALM BREWING | H KITTY DARE |
| C DELBAR | I BEETLECAT |
| D THE VORTEX | J FRITTI |
| E PUBLIX SUPER MARKET | K LITTLE TART BAKESHOP |
| F ELMYR | |



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MEET THE TEAM



ANNE STEIB
AL&I Marketing



PHILLIP RYZKOV
Agent



BROOKE SEALS
Research and Communications



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& INVESTMENT**