

491 Edgewood Avenue

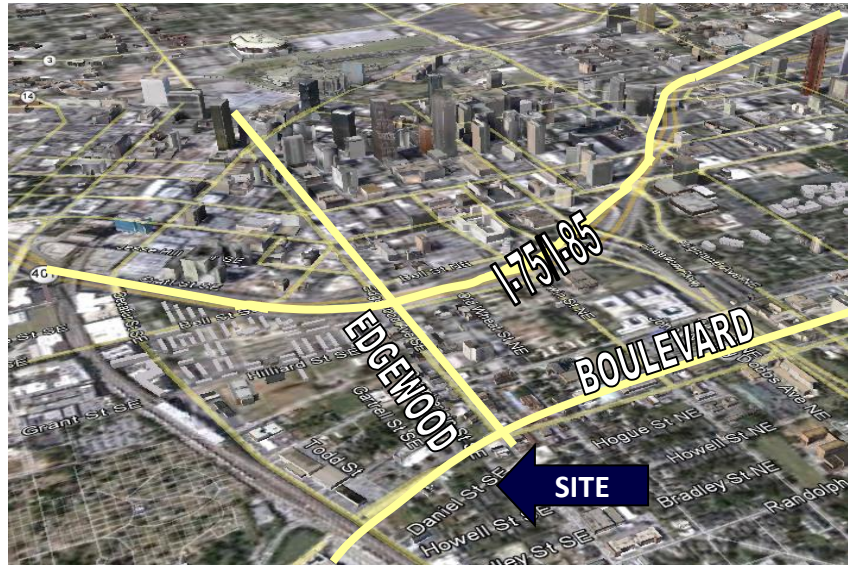
Atlanta, GA 30312

LAND FOR
SALE
0.15+/-
Acres



Property Details:

- 50' frontage on Edgewood Avenue
- Located in the City of Atlanta in the Old Fourth Ward.
- Asking Price: \$300,000
- Zoned Commercial – HC-20C SA5 Historical MLK, Jr. District
- All Utilities are available.
- The Property is improved with the original building slab which reduces the building setback requirements.
- Located in the heart of the Edgewood Bar & Restaurant District.
- Two blocks form the New Atlanta Street Car line.
- Current income form short term lease.



Exclusive Agents:



William R. Johnson, CCIM

bjohnson@richardbowers.com

C: 404.583.6533

Anthony Lois, CCIM

alois@richardbowers.com

C: 678.346.5690



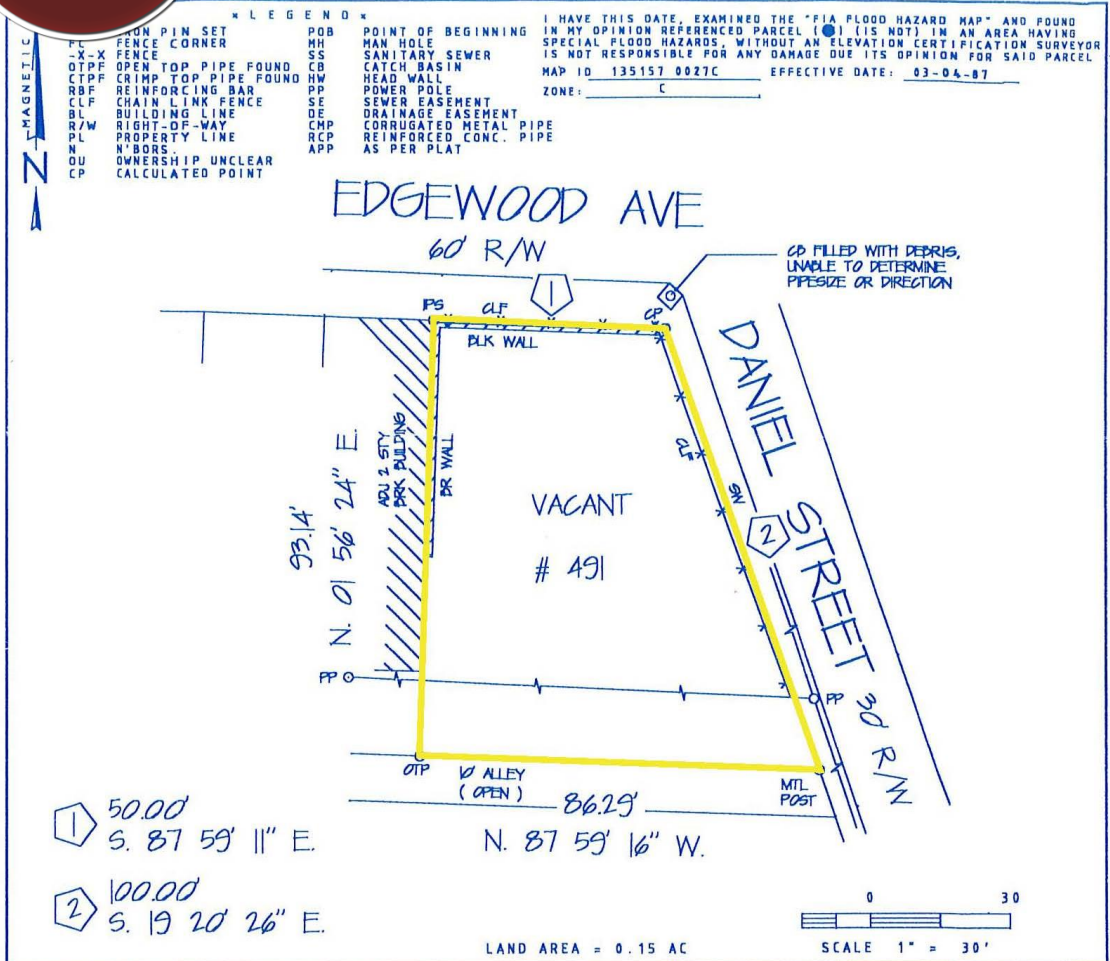
Richard Bowers & Co.
Real Estate



LAND FOR SALE
0.15 Acres

491 Edgewood Avenue

Atlanta, GA 30312



PLAT PREPARED FOR:
IVAN & AMY REYES

LOT	BLOCK	UNIT
SUBDIVISION		
LAND LOT 45	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA		DATE SEP. 27, 1999
PLAT BOOK	PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK	PAGE	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGULAR ERROR OF 83 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



Richard Bowers & Co.
Real Estate
TCN WORLDWIDE

Exclusive Agents:

William R. Johnson, CCIM **Anthony Lois, CCIM**
bjohnson@richardbowers.com alois@richardbowers.com
 C: 404.583.6533 C: 678.346.5690

