



1799 Clairmont Rd

1799 Clairmont Rd, Decatur, GA 30033



Seth Wright

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1799 Clairmont Rd

\$475,000

A great location is the most powerful form of advertising. Clairmont Rd, conveniently located at the traffic light of Mason Mill Rd & Clairmont, can promote your business to 30,000+ cars daily. Plenty of parking for clients or guests. The 2100+/-sqft building and the .42 acres can be customized to suit your needs. The current floor plan has 3 bathrooms and a full kitchen. 2 bathrooms upstairs and 1 in the finished lower level. (See pics for existing floor plan) Currently zoned C-1. Great for office, boutique takeout restaurant, specialty retail, or medical services. Close to Emory University, Emory Hospital, Dekalb Medical Center, VA Hospital, Dekalb County courthouse, restaurants and retail & downtown...

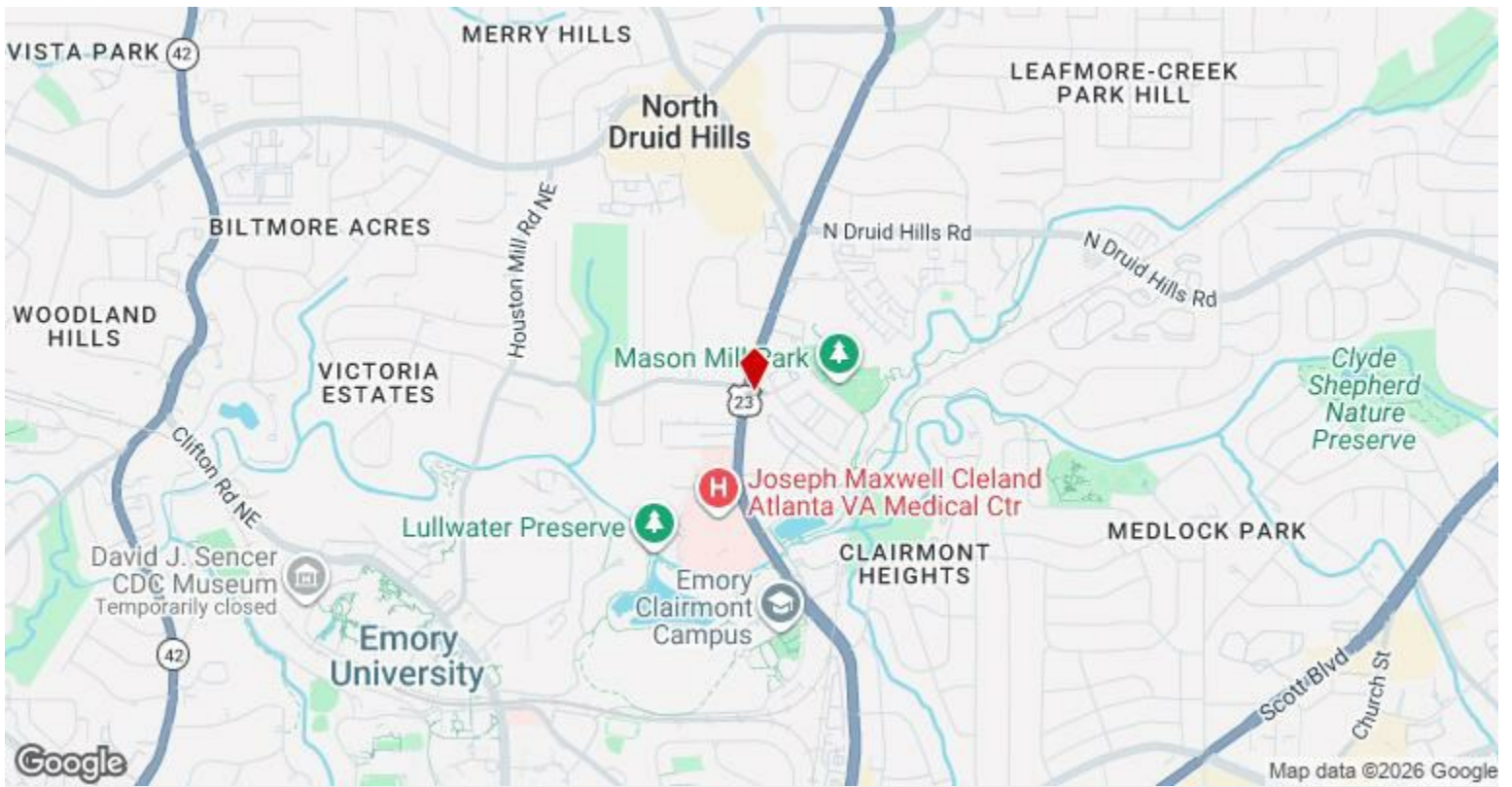
- A great location is the most powerful form of advertising! This location sees 30,000 cars daily.
- Plenty of parking for guests and clients.
- Great for office, boutique, retails, takeout restaurant and more!
- Close to Emory University, Dekalb Medical Center, VA Hospital, Dekalb Courthouse and more!
- Great access to I-85 and I-285



Price:	\$475,000
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.42 AC
Gross Building Area:	2,300 SF
Rentable Building Area:	2,100 SF
Sale Conditions:	Build to Suit
No. Stories:	2
Year Built:	1946
Tenancy:	Single
Parking Ratio:	7.62/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	18-103-03-018

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Integrative Messages	-	
Vaddadi R Rao	-	
Write Here Right Now Inc	-	



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