

TWIN GATE APARTMENTS



41 25th STREET NW, ATLANTA, GA 30309

Thirty-Two Art Deco Apartments in the Heart of Atlanta.



OPPORTUNITY

City Realty Advisors, LLC is pleased to present the **'Twin Gate'** apartments:

- A rare and irreplaceable 32-unit trophy architectural apartment building fully renovated and brought back to life in the heart of South Buckhead, Atlanta.
- 100% leased with quick re-letting history after move-outs.
- Located just off Peachtree Street in immediate proximity to Atlanta's world class medical district, home to Piedmont Hospital and The Shepherd Center.
- Over 10,000 healthcare professionals are employed minutes away.
- SCAD's Atlanta campus supporting over 2,000 students connects the property to Midtown Atlanta to the South.
- RG-3 multifamily zoning allowing future long-term redevelopment potential and increased density.



ASSET OVERVIEW

Parcel Address: 41 25th St NW,
Atlanta, GA 30309

Building Size: 24,572 sqft

Land Size: 0.841 ac (36,613 sqft)

Apartment Unit Count: 32 (1 bed/1 bath)

Parking: 27 spaces off street

Zoning: RG-3 (multifamily residential)

Street Frontage: 25th St NW: 175 ft

County: Fulton County

Submarket: Brookwood, South Buckhead,
Atlanta

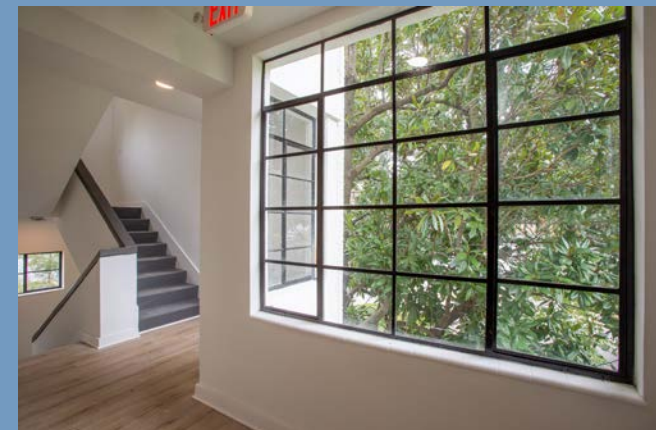
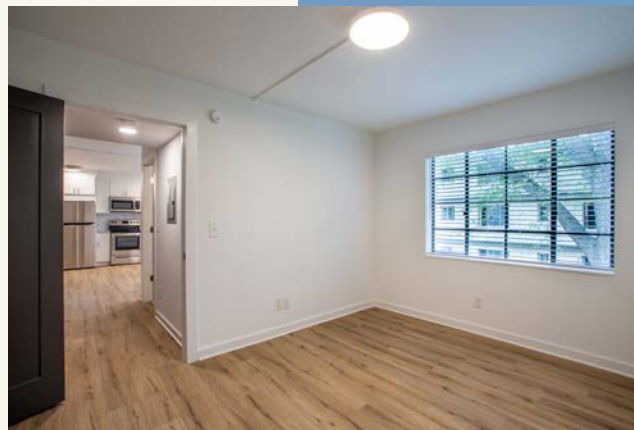
Walk Score: 72 (Very Walkable)

Income: Upon Request

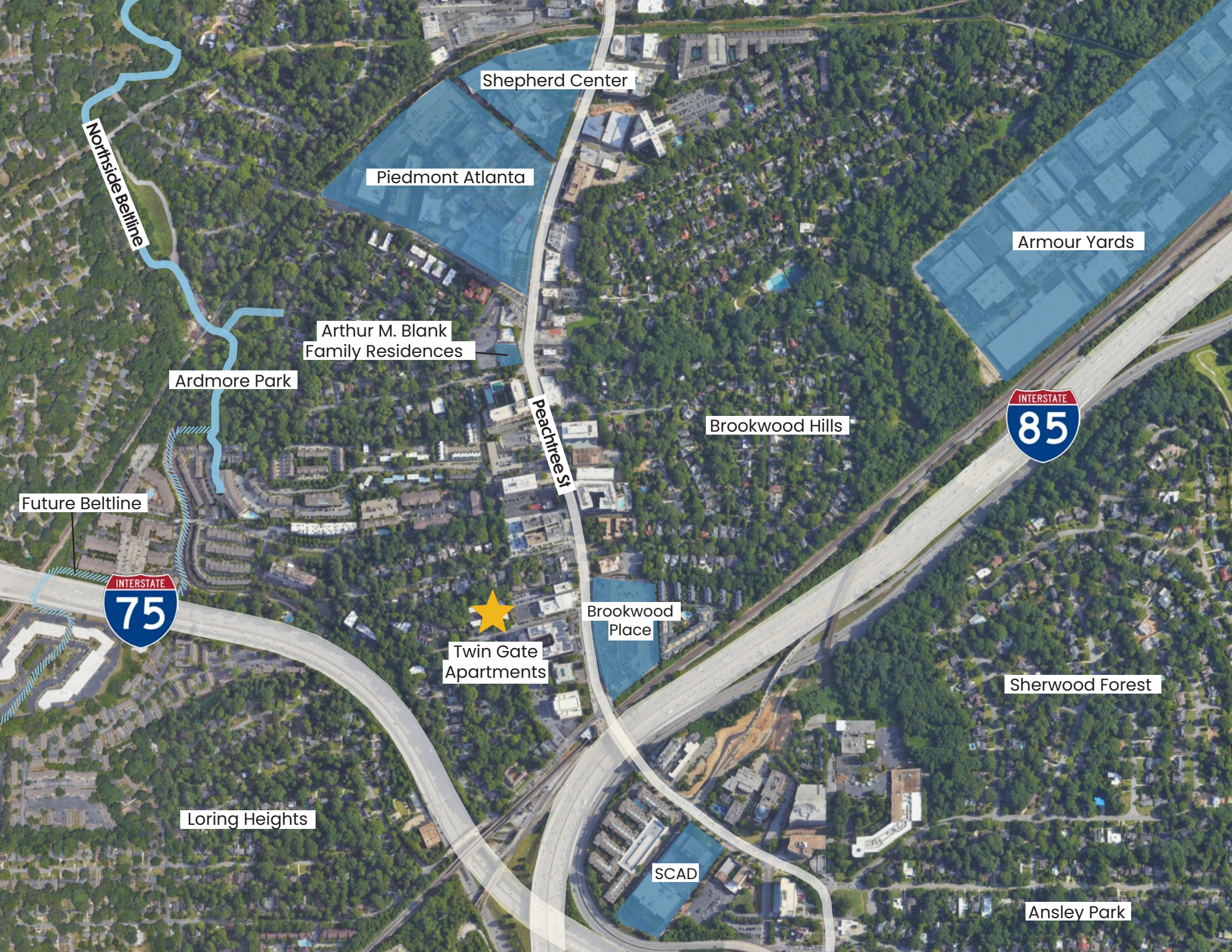
HOME FEATURES

32 one-bedroom/one-bathroom homes that offer boutique style living unique to the neighborhood.

- Open floor plan
- Oversized windows
- Modern retro design
- Washer and dryer
- Stainless steel appliances
- Electric cooktop
- Dishwasher
- Quartz countertops
- Tile backslash
- Oven
- Microwave
- European soft close cabinets
- Tub/shower bathrooms
- LVT flooring throughout
- Ceramic tile bathrooms
- Smart thermostats







Shepherd Center

Piedmont Atlanta

Armour Yards

Arthur M. Blank
Family Residences

Ardmore Park

Brookwood Hills

Future Beltline

Peachtree St



Brookwood
Place

Twin Gate
Apartments

Sherwood Forest

Loring Heights

SCAD

Ansley Park



Downtown

Midtown

Georgia Tech

Atlantic Station

SCAD

Brookwood Place

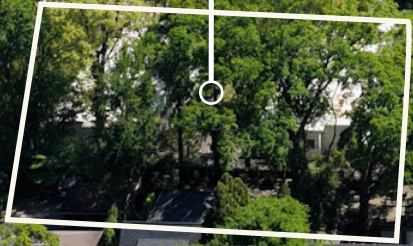
Amtrak Atlanta

Twin Gate
Apartments

25th St NW

Peachtree St NE

Peachtree St NE





Piedmont Atlanta

Buckhead

Shepherd Center

ARYA Apartments

Brookwood Place

Peachtree St NE

Twin Gate Apartments

25th St NW



Buckhead

Piedmont Atlanta

Armour Yards

Shepherd Center

The Brookwood

ARYA Apartments

Brookwood Place

Twin Gate
Apartments

Peachtree St NE

25th St NW



EMPLOYMENT OVERVIEW

Nestled in the South side of Buckhead, directly North of Midtown, **Twin Gate** is located less than half a mile away from Piedmont Atlanta Hospital and the Shepard Center. The newly renovated hospital is surrounded by various other medical facilities and residences including the Marcus Center for Advanced Rehabilitation, the Arthur M Blank Family Residences, and Heartis Buckhead, a premier senior assisted living facility.



Shepherd Center

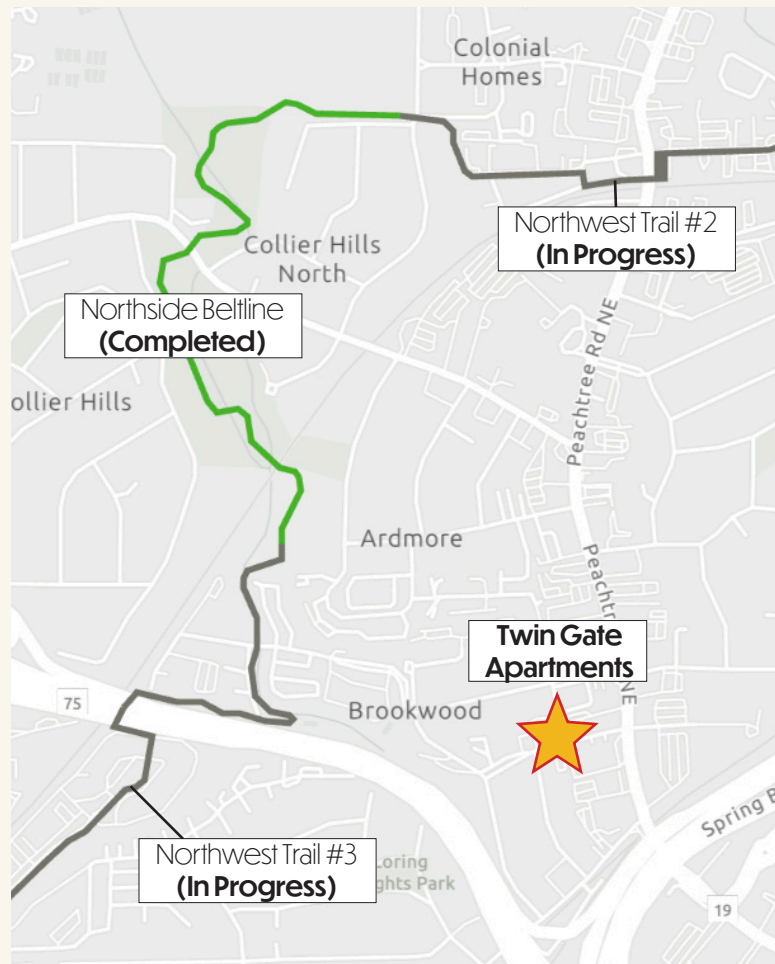
- Newly renovated leading hospital specializing in neuromuscular conditions that employs more than 1,800 people
- Arthur M. Blank Family Residences opened in October 2024 and spans 16 floors and adds 165 new units
- Marcus Center for Advanced Rehabilitation opened in April 2025 and spans 11 floors, including a 30K SF Innovation Institute
- Both buildings are part of a \$400 million construction boom supported by over \$130 million in capital grants

Piedmont Atlanta

- Award winning flagship hospital of Piedmont Healthcare, which was started in 1905
- Located on 26 acres with 643 beds
- 905K SF, 16 story Marcus Tower opened to the public in April 2020 and was constructed with help of \$75M grant
- Employs over 4,000 healthcare professionals with over 1,100 experienced physicians

Access to Greenspace

The BeltLine's completed Northside trail is a nearby walk/bike ride from **Twin Gate**. The one mile trail connecting to other nearby trails provides a picturesque, secluded feel perfect for escaping city life.

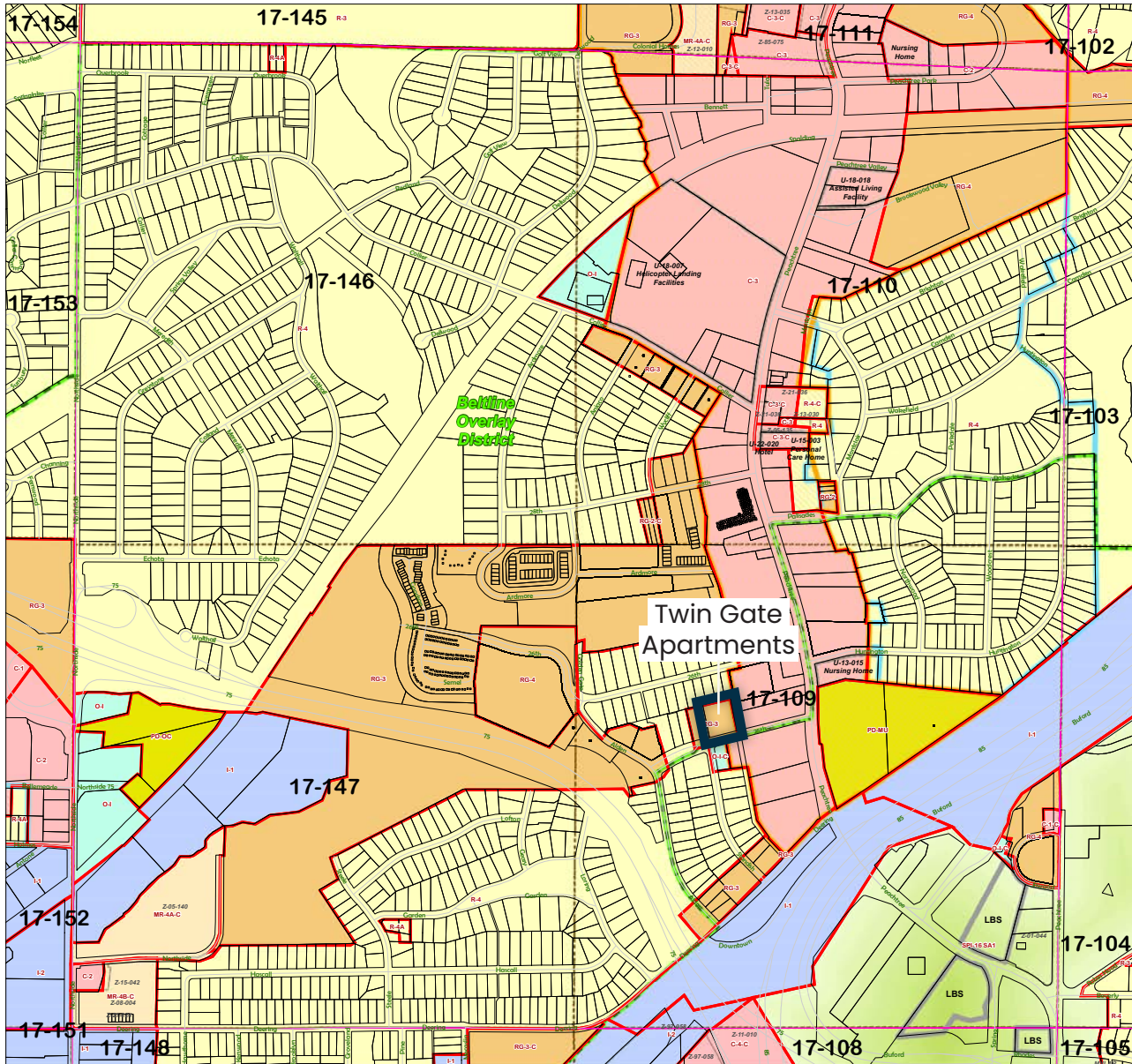


Beltline Connection

- Northside Trail connects Ardmore Park and Atlanta Memorial Park through Tanyard Creek Park and links to the Northwest Beltline Connector Trail.
- Connector Trail links the revolutionary Bobby Jones Golf Course and the Bitsy Grant Tennis Center, Atlanta's largest tennis center
- Northwest Trail Segment #2 (0.7 mi) is expected to be put up for bid for construction in late 2026 while part of Northwest Trail Segment #3 (1.2 mi) is expected to begin construction in mid 2026



ZONING MAP



SHEET NO. 17-109

ZONING ORDINANCE
CITY OF ATLANTA, GEORGIA
OFFICIAL ZONING MAP

SHEET **99** OF 136 SHEETS

ORDINANCE Z-78-5

LAND LOTS _____

DISTRICT _____
 COUNTY _____

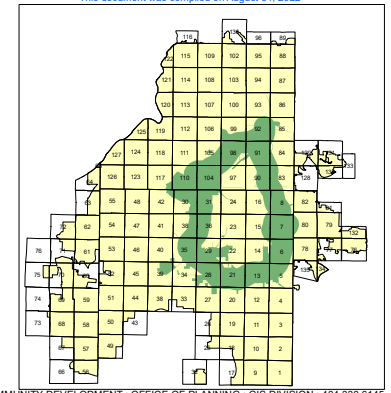
CERTIFICATION
99 **136**

THIS SHEET OF _____ SHEETS, IS HEREBY CERTIFIED AS INCLUDED IN THE OFFICIAL ZONING MAPS, ON FILE IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, BUREAU OF PLANNING, AND FORMING A PART OF THE CITY OF ATLANTA ZONING ORDINANCE ADOPTED BY CITY COUNCIL ON DECEMBER 15, 1980 AND APPROVED BY THE MAYOR ON DECEMBER 19, 1980, AS AMENDED.

DIRECTOR, BUREAU OF PLANNING _____ DATE _____
 CITY OF ATLANTA, GEORGIA

MUNICIPAL CLERK, CMC _____ DATE _____
 CITY OF ATLANTA, GA

- Legend**
- quads
 - Tax Parcels
 - Zoning District Outline
- OVERLAY DISTRICTS**
- Beltline
 - Westside Park Affordable WH
 - Moreland SOM Sign Overlay
 - Intown South Commercial Corridor
 - Marietta Street Overlay
 - Buckhead Parking Overlay
 - Gulch Sign Overlay;
 - Westside IZ Overlay
 - Arts and Entertainment Sign
 - SPI Sign Overlay;
 - Fort McPherson Sign Overlay
 - All Other;
 - Human Service Facilities
 - Special Use Permits
 - LBS/HBS
- Base Zoning**
- SPI - Special Public Interest;
 - Industrial
 - Historic & Cultural;
 - Live-Work
 - OQL Multi-Family;
 - OQL Mixed Use;
 - Commercial
 - Neighborhood Commercial;
 - Residential - Single Family
 - Office Institutional
 - Planned Development
 - Residential - Duplex
 - Residential - Multi-Family
 - Residential - Limited Commercial



PARCEL BOUNDARIES SHOWN ARE SUPPLIED BY THE FULTON OR DEKALB COUNTY TAX ASSESSOR. THESE BOUNDARIES MAY NOT REPRESENT THE BOUNDARIES RECOGNIZED BY THE CITY OF ATLANTA FOR THE PURPOSES OF ISSUING BUILDING PERMITS.



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For additional questions, please contact:

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