

**FOR SALE** | 261-263 Peters St. SW Atlanta, GA 30313

Building known as “*Stable 1897*”



## THE BUILDING | HIGHLIGHTS

- Asking Price: \$3,250,000
- ±16,090 SF on 0.2 acre
- Circa 1897
- Brick and Timber Construction
- Original Heart of Pine Floors & Plaster Walls
- Reflective TPO Membrane Roof
- Freight Elevator
- Drive-in parking + On-Street parking+ 2 striped spots + opportunity for more
- Fronts on Peters St with pass-thru to Walker St
- Located in the [Castleberry Hill Arts District](#)



## FINANCIAL INCENTIVES

*Click on the logos and learn more!*

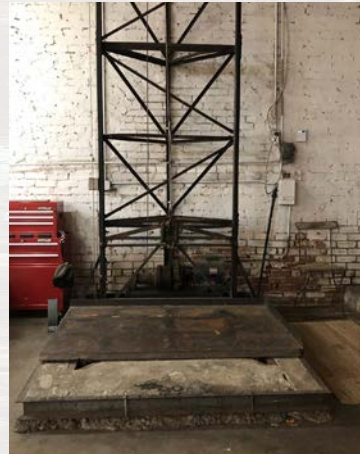
- Historic Tax Credit Program



- Federal Opportunity Zones



- Easements Atlanta



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## THE BUILDING | HISTORY

Constructed in the late 1800's on Peters Street, named for Richard Peters who built Atlanta's first street railway and is considered a founder of Atlanta. The structure originally housed retail shops and a livery office (horse and mule sales). It was listed as Harper Brothers Stables in 1900 and as L.H. Fair and Co. stables in 1910. A full-service livery operation was maintained in the rear portion until the 1930's with a wide range of neighborhood businesses following.

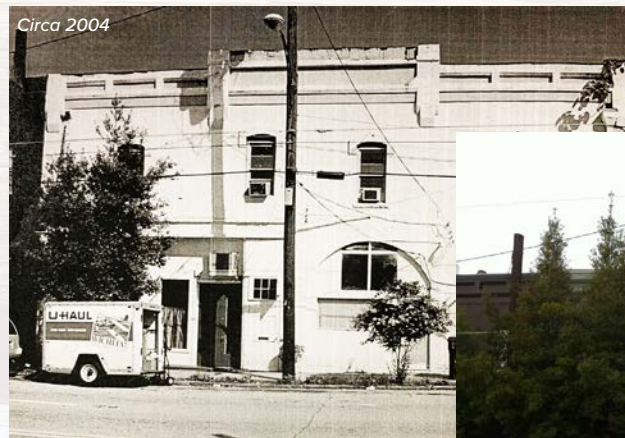
In 1996, the forgotten old barn now called Stable 1897 was purchased by internationally shown artists Carolyn Carr and Michael Gibson from brothers Wynn and Ty Pennington. It stands in what is now known as the Castleberry Hill neighborhood, originally dubbed Snake Nation. “The name Snake Nation is of unknown derivation that was used by the public press during the late-1840s and early 1850s to identify a settlement along Peters Street from the railroad crossing South Fair Street (that was) devoted almost entirely to the criminal and immoral element.” Franklin Garrett confirms in his *Atlanta and Environs*. “Snake Nation was the tenderloin district of the young town for many years.” He also commented that law and order were perilously close to extinction by 1851. The Atlanta City Council was in deep distress about the faro dens, cockfighting, drinking, prostitution, thievery, and murderous environments. When the ‘Orderly’ party won the election for mayor, a large body of disguised Atlantans raided Snake Nation and tried to burn it down.” Luckily, the Stable 1897 building escaped the fire.

Over the years since Carr and Gibson purchased the Stable, Castleberry Hill has grown more and more popular. Further, they have rented studios within the building to fellow creative Atlantans: Angus Brown (Chef), William Downs (Art Studio), Herman Howard (Studio H Architecture Planning Environments (SHAPE), Marcia Wood (Residence), Fay Gold (Exhibition Space), Paul Pendergrass (Writing Studio), Daniel Soder (photographer, designer, and sculptor), JD Walsh (Contemporary Artist)--to name just a few who have contributed to the buildings ongoing history.

Original building signage circa 1897



Circa 2004



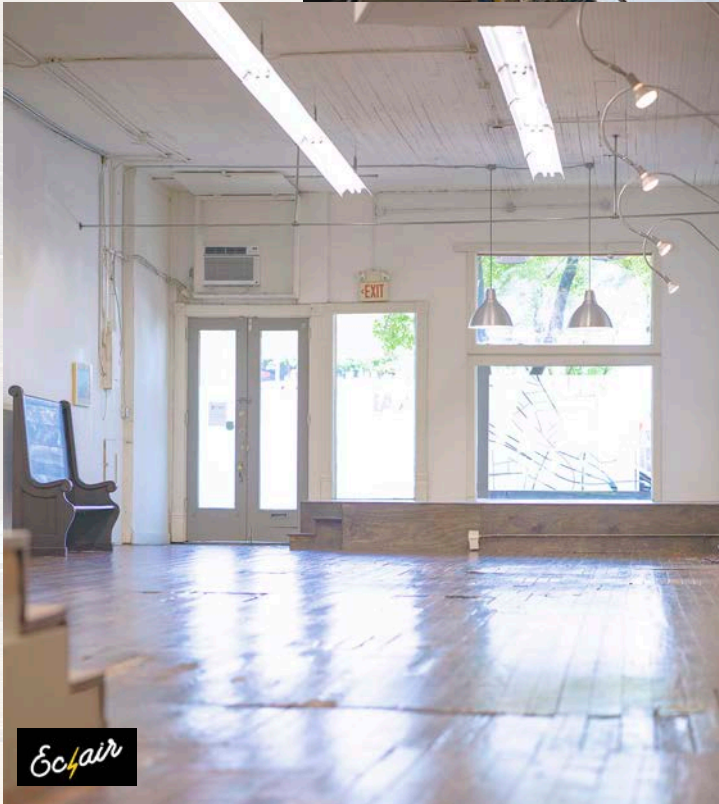
Circa 2011

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## THE BUILDING | LAYOUT

### Ground Floor

- Eclair -  $\pm 1,900$  sf  
( $\$18K$  Annual Income)
- Atlanta Bike Tech -  $\pm 800$  sf  
( $\$18K$  Annual Income)
- Garage -  $\pm 1,800$  sf
- Studio -  $\pm 2,600$  sf
- Common Area -  $\pm 950$  sf

### 2nd Floor

- Air BnB Unit -  $\pm 1,800$  sf  
( $\$27K$  Annual Income)
- Guest Suite #1 -  $\pm 700$  sf
- Guest Suite #2 -  $\pm 700$  sf
- Master Suite -  $\pm 2,900$  sf
- Storage/Unfinished -  $\pm 300$  sf
- Office/Workout Area -  $\pm 400$  sf
- Common Area -  $\pm 1,200$  sf

### Annual Building Expenses

- Property Taxes:  $\$5,572.82$  (2018)
- Insurance:  $\$2,500.00$

## TWO EXISTING RETAIL TENANTS

Click on the logos and instagram icon learn more!



Supper Club  
Eclair by Alex Bolar



Atlanta Bike Tech

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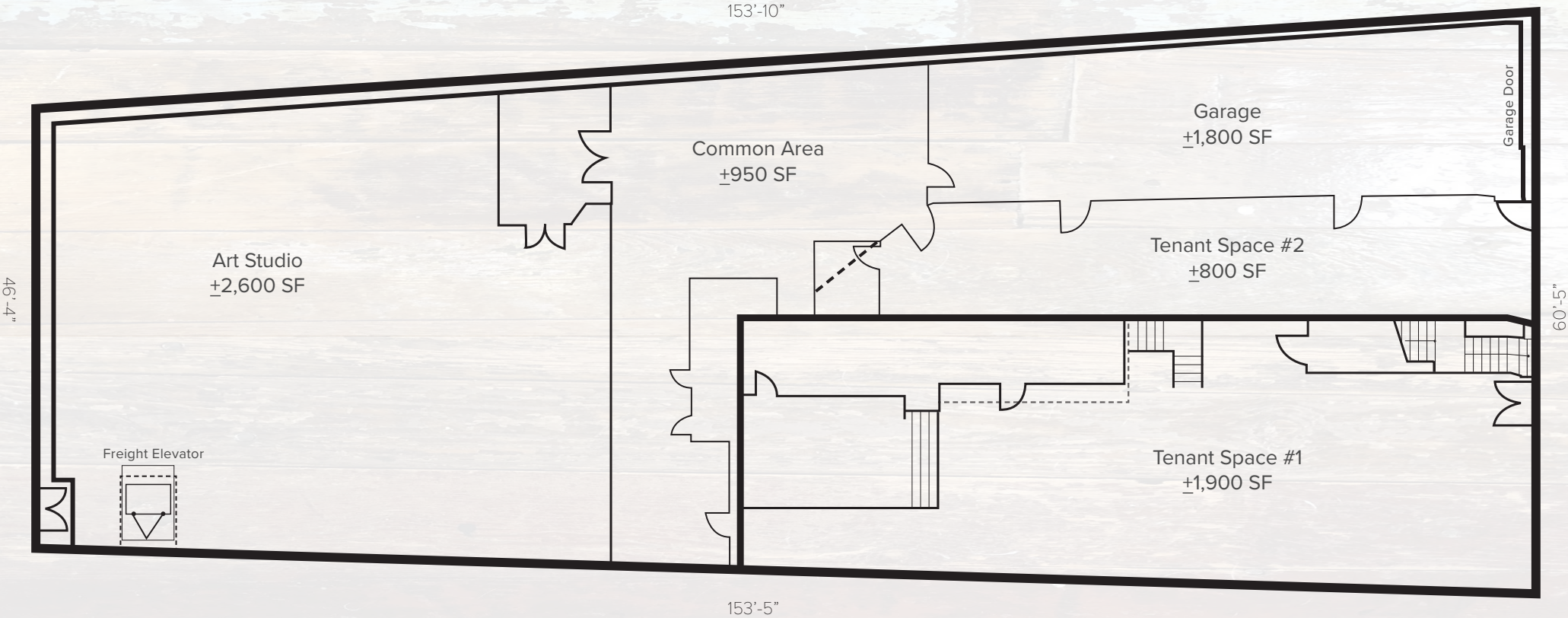
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**THE BUILDING | GROUND FLOOR**

- ±8,045 Total Square Footage

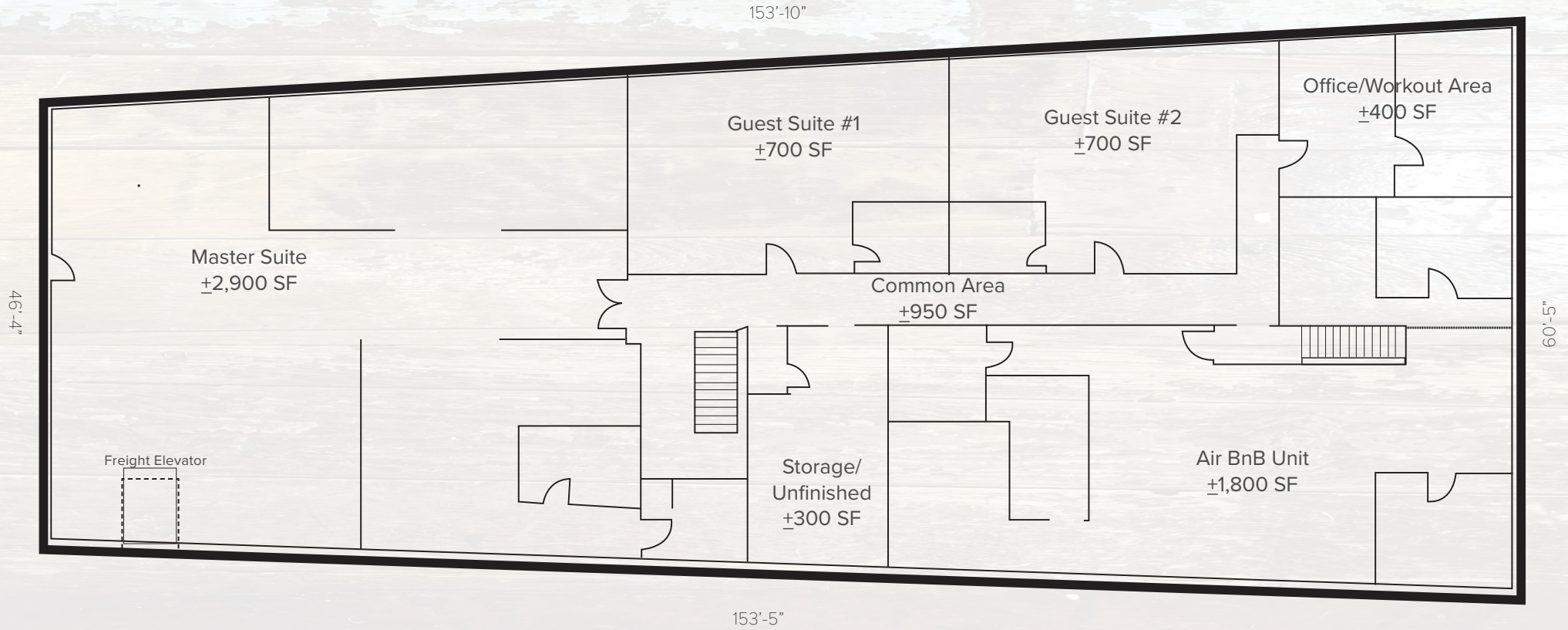


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## THE BUILDING | SECOND FLOOR

- ±8,045 Total Square Footage





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**AERIAL | INTERACTIVE MAP OF CASTLEBERRY HILL**



MIDTOWN ATLANTA

CENTENNIAL PARK DISTRICT

GEORGIA AQUARIUM

CNN STUDIOS

DOWNTOWN ATLANTA

GRADY HOSPITAL

NEW HILTON SIGNIA HOTEL

STATE FARM ARENA

GEORGIA STATE UNIVERSITY

MERCEDES-BENZ STADIUM

GULCH REDEVELOPMENT (BY CIM GROUP)

UNDERGROUND ATLANTA

GEORGIA STATE CAPITOL

NEWPORT REDEVELOPMENT DISTRICT

NORFOLK SOUTHERN

SOUTH DOWNTOWN

REVERB BY HARD ROCK

CLOSING ATLANTA CITY DETENTION CENTER

LANDMARK HISTORIC CASTLEBERRY HILL DISTRICT

ATLANTA GREYHOUND TERMINAL

CIM DEVELOPMENT

CASTLEBERRY HILL DISTRICT

SMITH & PORTER

ARTISAN YARDS DEVELOPMENT SITE

**Stable 1897**

CASTLEBERRY STATION

CITY PARK NEW ECO PLAYGROUND

N.M.L.K. Dr SW

Northside Dr SW

Walker St SW

Peters St SW

CSX

Carroll St MARTA





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## LOCAL AMENITIES | MAP

### ART + SPACE

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| 1. Besharat                         | 9. Charlotte Smith Studios        |
| 2. Besharat Contemporary            | 10. Rose Grown Pottery            |
| 3. Zucot Gallery                    | 11. Michael Gibson Production     |
| 4. Marcia Wood Gallery              | 12. Alex Martinez Photography     |
| 5. Emerging Art Scene               | 13. Kris Genderson Metalsmith     |
| 6. The Big House Gallery            | 14. Andrew Thomas Lee Photography |
| 7. The Granite Room                 | 15. Escape Gallery                |
| 8. Liana Delgado Art Studio/Gallery | 16. Fay Gold Gallery              |

### SHOPS + SERVICE

- |   |                                    |
|---|------------------------------------|
| 17. Atlanta Movie Tours, Inc.               | 27. Shoe Lounge LLC                |
| 18. Amish Atlanta Poly Outdoor Furniture    | 28. AMS Studios Atlanta            |
| 19. SoloMotorsports                         | 29. Howard’s Barber Shop           |
| 20. Atlanta Bike Tech                       | 30. Lion Star Productions          |
| 21. Kenny T’s Apparel, Branding & Marketing | 31. Kris Gunderson                 |
| 22. U-Haul Moving & Storage                 | 32. Fugo Production Studios        |
| 23. No Mas! Hacienda                        | 33. Fair Street Studios            |
| 24. Off The Hook Barber Shop                | 34. Kendrick Anderson Furniture    |
| 25. Castle Hill Studios                     | 35. Spicer Fitness & Wellness, LLC |
| 26. Nomas Production                        | 36. Castleberry Hill Athletic Club |

### FOOD + DRINKS

- |   |                                |
|---|--------------------------------|
| 37. Pachal’s                            | 45. Art Cafe Ethiopian Kitchen |
| 38. Bottle Rocket Fine Food & Beverages | 46. Elliot Street Deli & Pub   |
| 39. No Mas! Cantina                     | 47. Dat Fire Jerk Chicken      |
| 40. Smoke Ring                          | 48. ADios Cafe                 |
| 41. Pearl Restaurant & Lounge           | 49. Habano Cigar Lounge        |
| 42. Eclair                              | 50. Match Lounge               |
| 43. Escobar Restaurant & Tapas          | 51. Parlor                     |
| 44. Old Lady Gang Southern Cuisine      | 52. Restaurant 10              |
|   | 53. CZ Smokezz BBQ             |

