

31 N MAIN ST

ALPHARETTA, GA 30009



Property Type	Retail/Office
Property Subtype	Office/Restaurant/Retail/ Redevelopment
APN	22 498412680027
Zoning	C2
Building Size	6,620 SF
Lot Size	0.43 Acres
Number of Floors	2
Parking Spaces	12
Free Standing	Yes

Located in the heart of Downtown Alpharetta, 31 N Main Street presents a rare opportunity to acquire a prime property with flexible potential — suitable for office, retail, or mixed-use redevelopment.

This property offers a rare opportunity for redevelopment or repositioning in one of the most desirable corridors in North Fulton. The existing ±6,620 SF building was previously used as office space, but the site lends itself to multiple future paths — including rezoning to DTC (Downtown Core) or DTMU (Downtown Mixed Use) for retail, restaurant, or mixed-use concepts.

A full tree evaluation and design plans are already complete and can be shared upon request. The architect's plan included in the materials is still very accurate — most of the major walls are in place, a few front office walls and door frames haven't been installed yet, and the bathrooms are unfinished, but the layout reflects the intended buildout. The property also produces supplemental income from on-site parking, managed by LAZ Parking, averaging approximately \$2,600 annually based on recent statements.



- Premier Downtown Location: Walkable to City Center, Avalon, and local restaurants
- Zoning Flexibility: Can be rezoned to DTC (Downtown Core) or DTMU (Downtown Mixed Use)
- Development-Ready: Existing plans and site evaluations available
- Existing Improvements: Previously used as an office building — easily convertible or ready for redevelopment
- Excellent Visibility: Frontage on N Main Street with high daily traffic counts
- Future Value: Ideal for owner-user, investor, or boutique developer
- All utilities at the site

STEPHANIE KRANK

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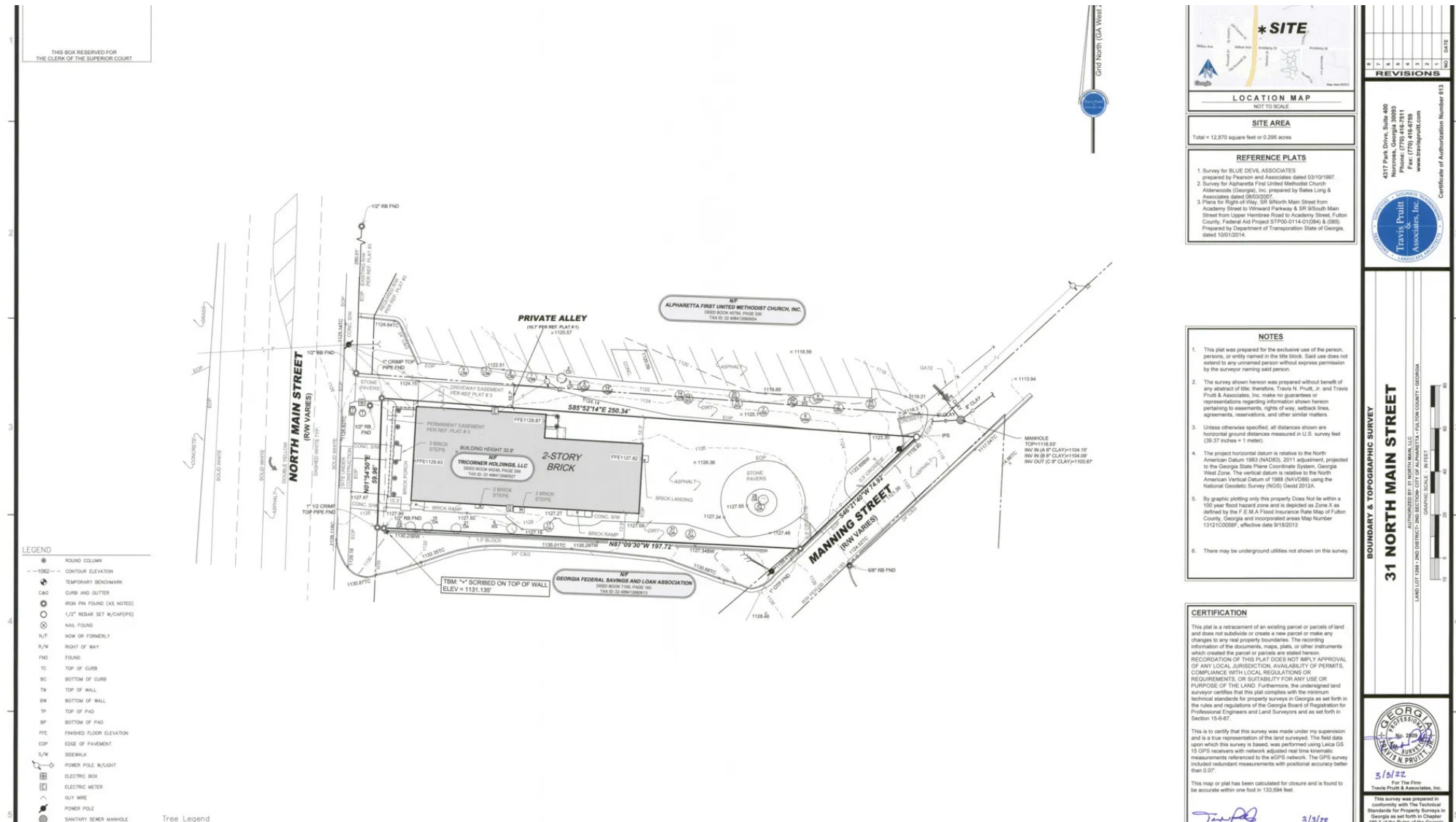
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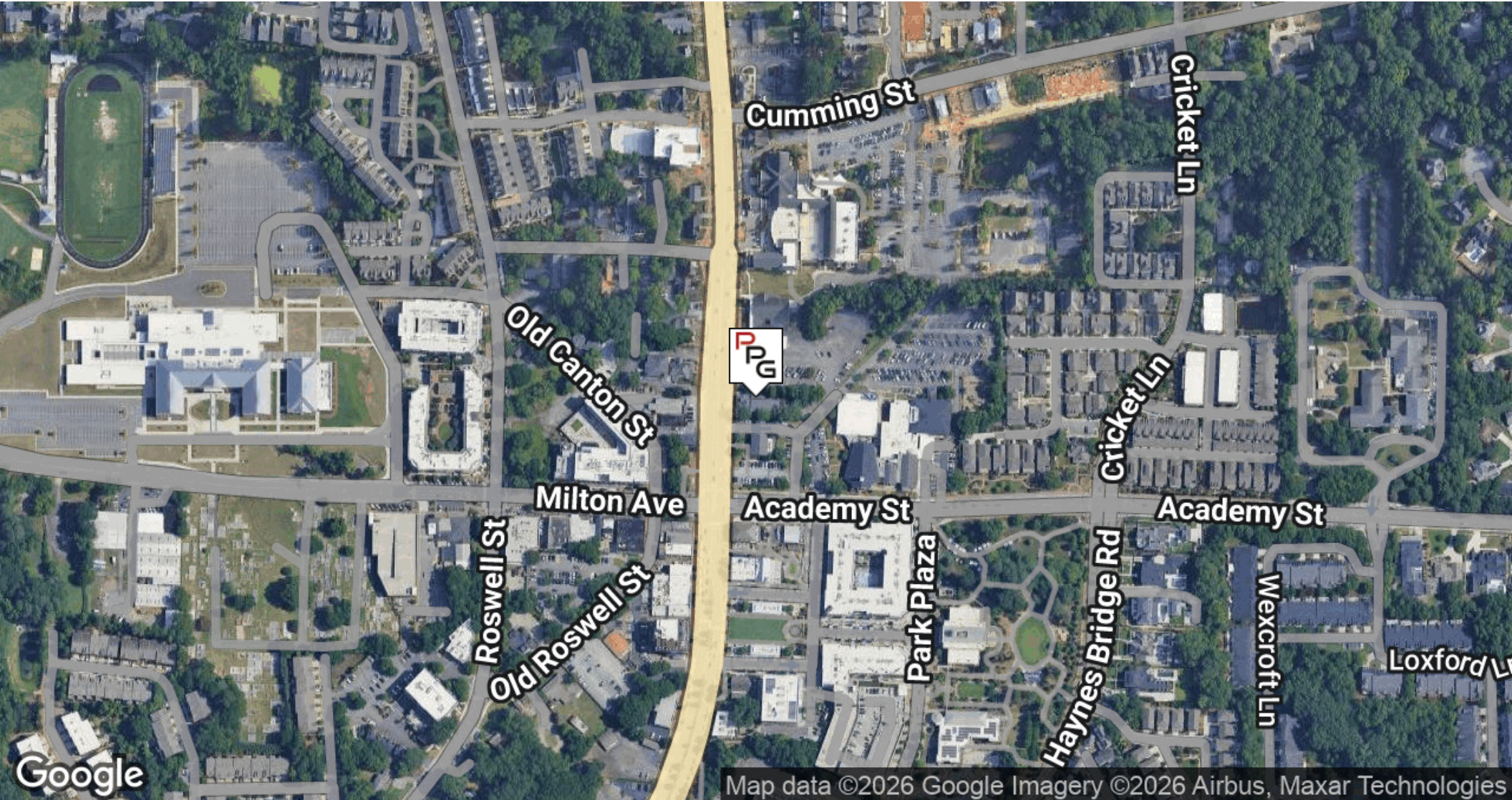
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Sale Price

\$3,900,000

LOCATION INFORMATION

Street Address	31 N Main St
City, State, Zip	Alpharetta, GA 30009
County	Fulton

BUILDING INFORMATION

Building Size	6,620 SF
Building Class	B
Number of Floors	2
Year Built	1987

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-2
Lot Size	0.43 Acres
APN #	22 498412680027
Traffic Count	25000
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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