



130 26TH STREET NW,
ATLANTA, GA 30309

50 - 1 BEDROOM UNIT 62 - 2 BEDROOM
UNITS 7 - ASSORTED
UP TO 119 UNITS ON +/- 6.15 ACRES
BUILT 1962 - ONE 9 STORY BUILDING,
GROUND FLOOR PARKING,
ROOFTOP PENTHOUSES



KEY FEATURES

- **APPROXIMATE LOCATION:** 130 26 STREET NW ATLANTA GA 30309 - HEART OF ATLANTA CONVENIENTLY LOCATED BETWEEN BUCKHEAD AND MIDTOWN OFF PEACHTREE STREET
- **PROPERTY TYPE:** MULTIFAMILY RESIDENTIAL DEVELOPMENT SITE - EXISTING CONDO BUILDING
- **SIZE:** +/- 6.15 ACRES
- **ZONING:** RG4 (MULTIFAMILY) [MUNICODE LINK](#) - BELTLNE OVERLAY DISTRICT - [MUNICODE LINK](#)
- **ALLOWABLE USES:** RESIDENTIAL, MIXED-USE, APARTMENTS, OR CONDO DEVELOPMENT DEPENDING ON APPROVALS. [BELTLINE DESIGN REVIEW COMMITTEE](#)
- **IDEAL FOR:** INVESTOR/DEVELOPER LOOKING FOR MULTIFAMILY OR RESIDENTIAL.
- **VERSATILITY:** COVERED LAND PLAY, EXISTING 119 UNITS CONVERT TO MULTIFAMILY, OR REDEVELOPMENT.
- **ACCESSIBILITY:** QUICK ACCESS TO I-75/I-85 AND DOWNTOWN CONNECTOR, NORTHSIDE BELTLINE ACCESS.
- **AMENITIES:** CLOSE TO BUCKHEAD AND MIDTOWN ATLANTA, WITH PROXIMITY TO RESTAURANTS, BOUTIQUE SHOPPING, ART GALLERIES, TOURISM ATTRACTIONS, PARKS AND RECREATION, BOBBY JONES GOLF AND TENNIS CLUB MAJOR EMPLOYMENT HUBS, AND HEALTHCARE.
- **DISCLAIMER:** THE PROPOSED ASSEMBLAGE REPRESENTS A UNIQUE ACQUISITION OPPORTUNITY. OWNERS REPRESENTING OVER 90% OF THE ASSEMBLAGE HAVE SIGNED EXCLUSIVE LISTING AGREEMENTS AUTHORIZING MASSELL COMMERCIAL REALTY TO MARKET THEIR PROPERTIES FOR SALE. WHILE DISCUSSIONS CONTINUE WITH THE REMAINING OWNERSHIP, NOT ALL PROPERTIES ARE CURRENTLY UNDER CONTRACT FOR SALE.

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